

**TRAILMARK HOMEOWNERS ASSOCIATION
GENERAL FUND
2019 PRELIMINARY BUDGET**

	2017 Actual	Adopted 2018 Budget	YTD Actual 8/31/18	2018 Estimated	2019 Preliminary Budget
REVENUES					
Assessments	\$ 307,200	\$ 352,000	\$ 234,666	\$ 352,000	\$ 352,000
Late fees and interest	9,848	1,750	2,125	2,200	1,750
Legal collections	1,494	4,000	-	-	-
Violation fines	-	-	-	-	-
Community activities	-	-	-	-	4,000
Reimbursed expenses	18,251	1,200	14,871	15,000	10,000
Interest	33	1,200	-	-	-
Total revenues	336,826	360,150	251,662	369,200	367,750
EXPENSES					
<u>Administration</u>					
Insurance	5,341	2,000	-	5,400	5,500
Management and accounting fees	42,106	31,200	21,852	29,852	32,000
Covenant Compliance	9,675	12,900	8,600	12,900	12,900
Legal - collections	2,298	4,000	-	-	2,000
Legal - general	-	500	78	250	500
Audit & Tax return preparation	2,700	300	-	2,000	3,000
Computer/web maintenance	-	1,900	1,128	1,900	1,000
Taxes and licenses	175	175	30	175	175
Bad debt	255	2,000	-	-	2,000
Postage, printing and copies	4,991	6,000	950	2,000	2,000
Newsletter	1,221	1,200	700	1,200	1,380
Community activities	2,128	-	-	-	-
Design review committee	-	1,000	-	-	1,000
Social committee	19,120	22,000	20,776	22,000	24,700
Finance committee	-	100	-	-	100
Common area committee	139	750	-	750	400
Communication committee	1,951	400	125	400	400
Storage	1,655	2,500	1,470	2,400	2,000
Bank charges	2,178	300	1,320	1,980	500
Reserve Transfer	-	1,975	-	1,975	33,000
Miscellaneous	2,276	-	-	-	-
Total administrative expenses	98,209	91,200	57,029	85,182	124,555
<u>Grounds</u>					
Landscape contract	23,316	21,600	14,400	21,600	24,750
Snow removal	2,271	10,000	4,442	10,000	10,000
Sprinkler repairs	7,498	10,000	13,004	14,000	14,000
Winter Watering	-	-	1,892	1,892	2,000
Fence Repairs	33,090	21,150	29,391	35,000	4,000
Trees/Shrubs/Plants	10,807	-	-	-	-
General grounds maintenance	2,595	25,000	267	25,000	500
Tree Trimming & Spraying	-	9,500	8,272	9,500	9,500
SSPR Fees (port-o-lets)	-	1,500	2,139	2,200	2,500
Holiday lighting	8,394	10,000	-	10,000	9,000
Total grounds expenses	87,971	108,750	73,807	129,192	76,250
<u>Utilities</u>					
Gas and electricity	6,460	1,200	750	1,125	1,225
Water and sewer	27,075	15,000	23,596	31,000	15,500
Trash	153,198	144,000	93,541	144,000	150,000
Total utilities expenses	186,733	160,200	117,887	176,125	166,725
Total expenses	372,913	360,150	248,723	390,499	367,530
NET OPERATING INCOME (LOSS)	(36,087)	-	2,939	(21,299)	220
EXCESS OF REVENUES OVER (UNDER) EXPENSES	(36,087)	\$ -	2,939	(21,299)	220
BEGINNING FUND BALANCE	567,703	-	533,536	533,536	102,314
Current year initial contributions	1,920	-	1,728	3,000	3,000
ENDING BALANCE	\$ 533,536	-	\$ 538,203	\$ 515,237	\$ 105,534