

**TRAILMARK HOMEOWNERS ASSOCIATION  
GENERAL FUND  
2020 APPROVED BUDGET**

	<b>Adopted 2019 Budget</b>	<b>YTD Actual 8/31/19</b>	<b>2019 Estimated</b>	<b>2020 Approved Budget</b>
<b>REVENUES</b>				
Assessments	\$ 352,000	\$ 234,668	\$ 352,000	\$ 352,000
Late fees & Interest	1,750	225	450	500
Violation Fines		450	900	
Community Activities (Social Committee)	4,000	629	9,629	9,600
Community Activities Sponsorships		1,100	1,100	1,100
Reimbursed expenses	10,000	-	18,650	10,000
<b>Total revenues</b>	<u>367,750</u>	<u>237,072</u>	<u>382,729</u>	<u>373,200</u>
<b>EXPENSES</b>				
<u>Administration</u>				
Insurance	5,500	3,519	10,500	7,000
Management and accounting fees	32,000	25,600	38,400	39,500
Covenant Compliance	12,900	4,532	12,900	12,900
Legal - collections	2,000	1,679	2,000	2,000
Legal - general	500	2,201	2,200	500
Audit & Tax return preparation	3,000	1,500	3,000	1,500
Computer/web maintenance	1,000	591	1,000	1,000
Taxes and licenses	175	-	175	175
Bad debt	2,000	-	1,000	2,000
Postage, printing and copies	2,000	700	2,000	2,000
Newsletter	1,380	1,397	1,400	1,380
Design review committee	1,000	-	-	500
Social committee	24,700	22,732	29,329	33,151
Finance committee	100	-	-	-
Common area committee	400	-	400	400
Communication committee	400	-	400	300
Storage	2,000	1,471	2,400	2,400
Bank charges	500	1,231	1,500	500
Reserve transfer				
Total administrative expenses	<u>91,555</u>	<u>67,153</u>	<u>108,604</u>	<u>107,206</u>
<u>Grounds</u>				
Landscape contract	24,750	16,500	24,750	24,750
Snow removal	10,000	7,396	10,000	10,000
Sprinkler repairs	14,000	9,782	14,000	14,000
Winter Watering	2,000	-	2,000	2,000
Fence repairs	4,000	3,018	12,500	12,500
General grounds maintenance	500	-	500	500
Tree Trimming/spraying	9,500	509	600	1,000
SSPR Fees (port-o-lets)	2,500	3,359	5,000	3,500
Holiday lighting	9,000	-	9,000	9,000
Total grounds expenses	<u>76,250</u>	<u>40,564</u>	<u>78,350</u>	<u>77,250</u>
<u>Utilities</u>				
Gas and electricity	1,225	653	1,225	1,225
Water and sewer	15,500	15,334	17,500	16,000
Trash	150,000	99,367	154,500	160,800
Total utilities expenses	<u>166,725</u>	<u>115,354</u>	<u>173,225</u>	<u>178,025</u>
<b>Total expenses</b>	<u>334,530</u>	<u>223,071</u>	<u>360,179</u>	<u>362,481</u>
<b>Excess of Revenues Over (Under) Exp</b>	<u>33,220</u>	<u>14,001</u>	<u>22,550</u>	<u>10,719</u>
<b>Other Financing Uses</b>				
Transfer to Capital Reserve Fund	(33,000)	-	(22,000)	(10,000)
<b>Total Other Financing Uses</b>	<u>(33,000)</u>	<u>-</u>	<u>(22,000)</u>	<u>(10,000)</u>
<b>Net Change in Fund Balance</b>	220	14,001	550	719
<b>BEGINNING FUND BALANCE</b>	<u>102,314</u>	<u>123,473</u>	<u>123,473</u>	<u>125,175</u>
Current year initial contributions	<u>3,000</u>	<u>1,152</u>	<u>1,152</u>	<u>550</u>
<b>ENDING BALANCE</b>	<u>\$ 105,534</u>	<u>\$ 138,626</u>	<u>\$ 125,175</u>	<u>\$ 126,444</u>

**TRAILMARK HOMEOWNERS ASSOCIATION  
CAPITAL PROJECTS FUND  
2020 APPROVED BUDGET**

	<b>Adopted 2019 Budget</b>	<b>YTD Actual 8/31/19</b>	<b>2019 Estimated</b>	<b>2020 Approved Budget</b>
<b>REVENUES</b>				
Interest Revenue	2,000	2,244	2,500	1,000
<b>Total revenues</b>	<b>2,000</b>	<b>2,244</b>	<b>2,500</b>	<b>1,000</b>
<b>EXPENDITURES</b>				
Landscape projects	25,000	-	15,500	22,000
Fence Replacement	300,000	215,082	221,891	-
Fence Painting	10,000	14,676	14,676	15,000
<b>Total expenditures</b>	<b>335,000</b>	<b>229,758</b>	<b>252,067</b>	<b>37,000</b>
<b>EXCESS OF REVENUES OVER EXP.</b>	<b>(333,000)</b>	<b>(227,514)</b>	<b>(249,567)</b>	<b>(36,000)</b>
<b>OTHER FINANCING SOURCES</b>				
Transfer from General Fund	33,000	-	22,000	10,000
<b>Total Other Financing Sources</b>	<b>33,000</b>	<b>-</b>	<b>22,000</b>	<b>10,000</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>(300,000)</b>	<b>(227,514)</b>	<b>(227,567)</b>	<b>(26,000)</b>
<b>BEGINNING FUND BALANCE</b>	<b>432,590</b>	<b>432,590</b>	<b>432,590</b>	<b>205,023</b>
<b>ENDING FUND BALANCE</b>	<b>132,590</b>	<b>205,076</b>	<b>205,023</b>	<b>179,023</b>