

**TRAILMARK HOMEOWNERS ASSOCIATION
GENERAL FUND
2021 PRELIMINARY BUDGET**

	Adopted 2020 Budget	YTD Actual 7/31/20	2020 Estimated	2021 Preliminary Budget
REVENUES				
Assessments	\$ 352,000	\$ 205,334	\$ 352,000	\$ 352,000
Late fees & Interest	500	685	1,000	500
Violation Fines		350	500	
Community Activities (Social Committee)	9,600	-	1,000	10,000
Community Activities Sponsorships	1,100	-	-	1,100
Reimbursed expenses	10,000	18,486	18,486	15,000
Total revenues	373,200	224,855	372,986	378,600
EXPENSES				
<u>Administration</u>				
Insurance	7,000	3,485	7,000	7,500
Management and accounting fees	39,500	23,450	40,200	41,406
Covenant Compliance	12,900	10,598	18,000	13,000
Covenant Compliance - Special Projects				6,000
Legal - collections	2,000	686	1,200	2,000
Legal - general	500	3,294	6,000	500
Audit & Tax return preparation	1,500	-	1,500	1,675
Computer/web maintenance	1,000	250	1,000	1,180
Taxes and licenses	175	-	-	-
Bad debt	2,000	-	-	2,000
Newsletter	1,380	800	1,380	1,800
Postage, printing and copies	2,000	2,495	4,250	3,000
Design review committee	500	-	-	1,000
Finance committee	-	850	850	-
Social committee	33,151	6,870	12,000	33,000
Common area committee	400	-	400	400
Communication committee	300	99	300	300
Storage	2,400	1,429	2,450	2,580
Bank charges	500	32	100	-
Total administrative expenses	107,206	54,338	96,630	117,341
<u>Grounds</u>				
Landscape contract	24,750	11,625	27,900	27,900
Snow removal	10,000	4,835	10,000	10,000
Sprinkler repairs	14,000	3,266	7,000	12,000
Utility locates				1,500
Winter Watering	2,000	-	2,000	1,000
Fence repairs	12,500	500	4,000	5,000
General grounds maintenance	500	1,006	1,200	1,000
Tree Trimming/spraying	1,000	739	1,000	3,350
SSPR Fees (port-o-lets)	3,500	-	3,500	3,500
Holiday lighting	9,000	-	9,000	9,000
Total grounds expenses	77,250	21,971	65,600	74,250
<u>Utilities</u>				
Gas and electricity	1,225	749	1,225	1,400
Water and sewer	16,000	15,363	18,000	17,500
Trash	160,800	98,078	168,134	168,000
Total utilities expenses	178,025	114,190	187,359	186,900
Total expenses	362,481	190,499	349,588	378,491
Excess of Revenues Over (Under) Exp	10,719	34,356	23,398	109
Other Financing Uses				
Transfer to Capital Reserve Fund	(10,000)	-	(10,000)	-
Total Other Financing Uses	(10,000)	-	(10,000)	-
Net Change in Fund Balance	719	34,356	13,398	109
BEGINNING FUND BALANCE	125,175	106,072	106,072	120,622
Current year initial contributions	550	1,152	1,152	1,152
ENDING BALANCE	\$ 126,444	\$ 141,580	\$ 120,622	\$ 121,883

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

	Adopted 2020 Budget	YTD Actual 7/31/20	2020 Estimated	2021 Preliminary Budget
REVENUES				
Interest Revenue	1,000	584	850	500
Total revenues	1,000	584	850	500
EXPENDITURES				
Landscape projects	22,000	-	22,000	25,000
Fence Painting	15,000	8,161	8,161	15,000
Total expenditures	37,000	8,161	30,161	40,000
EXCESS OF REVENUES OVER I	(36,000)	(7,577)	(29,311)	(39,500)
OTHER FINANCING SOURCES				
Transfer from General Fund	10,000	-	10,000	-
Total Other Financing Sources	10,000	-	10,000	-
NET CHANGE IN FUND BALAN	(26,000)	(7,577)	(19,311)	(39,500)
BEGINNING FUND BALANCE	205,023	162,856	162,856	143,545
ENDING FUND BALANCE	179,023	155,279	143,545	104,045