

**TRAILMARK HOMEOWNERS ASSOCIATION
GENERAL FUND
2022 PRELIMINARY BUDGET**

	2021 Approved Budget	YTD Actual 8/31/21	2021 Estimated	\$135/Qtr 2022 Preliminary Budget
REVENUES				
Assessments	\$ 352,000	\$ 234,666	\$ 352,000	\$ 432,000
Initial assessments	\$ 1,152	\$ 1,536	\$ 1,536	\$ 1,536
Late fees & Interest	500	525	1,000	500
Interest		313		
Legal - Collections		390		
Covenant Charges		150		
Community Activities (Social Committee)	10,000	815	10,000	10,000
Community Activities Sponsorships	1,100	-	-	-
Reimbursed expenses	15,000	-	5,000	13,000
Total revenues	379,752	238,395	369,536	457,036
EXPENSES				
<u>Administration</u>				
Insurance	7,500	5,294	7,500	7,500
Management and accounting fees	41,406	31,349	42,000	45,000
Covenant Compliance	13,000	10,627	15,600	24,000
Covenant Compliance - special projects	6,000	1,323	1,800	5,000
Legal - collections	2,000	1,355	1,200	2,000
Legal - general	500	1,043	500	1,500
Audit & Tax return preparation	1,675	2,000	1,500	2,000
Computer/web maintenance	1,180	409	1,000	1,500
Bad debt	2,000	-	-	1,000
Newsletter	1,800	1,200	1,380	1,980
Postage, printing and copies	3,000	2,980	4,500	6,500
Design review committee	1,000	-	-	1,000

Social committee	33,000	19,463	33,000	33,000
Common area committee	400	-	400	1,000
Communication committee	300	74	300	1,100
Storage	2,580	1,549	2,655	2,880
Bank charges	-	-	100	100
Total administrative expenses	<u>117,341</u>	<u>78,666</u>	<u>113,435</u>	<u>137,060</u>
Grounds				
Landscape contract	27,900	18,600	27,900	31,000
Snow removal	10,000	6,960	10,000	10,000
Sprinkler repairs	12,000	5,703	7,000	8,000
Utility locates	1,500	996		1,000
Winter Watering	1,000	-	1,000	1,000
Fence repairs	5,000	310	4,000	16,000
General grounds maintenance	1,000	176	1,200	1,000
Tree Trimming/spraying	3,350	5,614	1,000	5,000
SSPR Fees (port-o-lets)	3,500		3,500	3,500
Holiday lighting	9,000	-	9,000	9,000
Total grounds expenses	<u>74,250</u>	<u>38,359</u>	<u>64,600</u>	<u>85,500</u>
Utilities				
Gas and electricity	1,400	957	1,250	1,400
Water and sewer	17,500	12,669	17,500	18,000
Trash	168,000	118,972	168,000	168,000
Dumpster day		1,200	1,200	2,600
Total utilities expenses	<u>186,900</u>	<u>133,798</u>	<u>187,950</u>	<u>190,000</u>
Total expenses	<u>378,491</u>	<u>250,823</u>	<u>365,985</u>	<u>412,560</u>
Excess of Revenues Over (Under) Exp	<u>1,261</u>	<u>(12,428)</u>	<u>3,551</u>	<u>44,476</u>
Other Financing Uses				
Transfer to Capital Reserve Fund		-	-	<u>(75,000)</u>

Total Other Financing Uses		<u>-</u>	<u>-</u>	<u>(75,000)</u>
Net Change in Fund Balance	1,261	(12,428)	3,551	(30,524)
BEGINNING FUND BALANCE		<u>150,552</u>	<u>150,552</u>	<u>150,552</u>
ENDING BALANCE		<u>\$ 138,124</u>	<u>\$ 154,103</u>	<u>\$ 120,028</u>

**TRAILMARK HOMEOWNERS ASSOCIATION
CAPITAL IMPROVMENTS FUND
2022 PRELIMINARY BUDGET**

	2021 Approved Budget	YTD Actual 8/31/21	2021 Estimated	2022 Preliminary Budget
REVENUES				
Interest Revenue	500	731	100	1,000
Total revenues	500	731	100	1,000
EXPENDITURES				
Landscape projects	25,000	25,000	25,000	22,700
Storage shed				10,000
Fence Painting	15,000	15,652	16,000	22,500
Total expenditures	40,000	40,652	41,000	55,200
EXCESS OF REVENUES OVER EXP.	(39,500)	(39,921)	(40,900)	(54,200)
OTHER FINANCING SOURCES				
Transfer from General Fund	-	-	-	75,000
Total Other Financing Sources	-	-	-	75,000
NET CHANGE IN FUND BALANCE	(39,500)	(39,921)	(40,900)	20,800
BEGINNING FUND BALANCE	143,695	141,513	141,513	100,613
ENDING FUND BALANCE	104,195	101,592	100,613	121,413