

**TRAILMARK HOMEOWNERS ASSOCIATION
GENERAL FUND
2023 BOARD ADOPTED BUDGET**

Accounting Code	Description	2022 Budget	YTD Actual 6/30/22	2022 Estimated	2023 Preliminary Budget	
REVENUES						
62000	Assessments	\$ 432,000	\$ 216,000	\$ 432,000	\$ 432,000	=135*4*800
63000	Late fees	500		500		
63001	Interest		45	50		
63100	Capital Contribution	\$ 1,536	\$ 450	\$ 500		
63103	Transfer fees		64	100		
63106	Chargeback Reimbursements (from TMMD)	13,000		5,000	5,000	
63107	Fines (Covenant Charges)		50	100		
63108	Administrative		(103)	(103)		
63109	Rental		(720)	(720)		
63599	Other		5,399		5,000	Flock camera system
70003	Donations (Social Committee)	10,000		8,000	10,000	
	Total revenues	<u>457,036</u>	<u>221,185</u>	<u>445,427</u>	<u>452,000</u>	
EXPENSES						
<u>Administration</u>						
80000	Management and accounting fees	45,000	25,243	52,400	46,800	3900*12
80001	Admin Exp (Postage, printing and copies)	6,500	5,002	7,500	8,500	4k normal +500*9 for cov compli
80003	Newsletter	1,980	300	1,980	1,980	
80004	Bad debt	1,000	220	500	1,000	
80006	Computer/web maintenance	1,500	1,310	2,000	1,500	
80008	Bank charges	100	50	100	100	
80016	Storage	2,880	252	500	2,880	
80018	Social committee	33,000	3,962	30,000	30,000	
80999	Misc - Design review committee	1,000	-	500	1,000	
80999	Misc -Common area committee	1,000	-	200	200	
80999	Misc-Communication committee	1,100	1,767	2,500	1,100	
81000	Legal - collections	2,000		2,000	2,000	
81004	Audit & Tax return preparation	2,000		2,000	2,000	
81006	Covenant Compliance	29,000		20,000	40,000	=400 incidents*100
81008	Legal - general	1,500	10,973	12,000	1,500	
93000	Insurance	7,500		7,500	7,500	
	Total administrative expenses	<u>137,060</u>	<u>49,079</u>	<u>141,680</u>	<u>148,060</u>	
<u>Grounds</u>						

83001	Landscape contract	31,000	14,370	30,000	31,000	
83002	Sprinkler repairs	8,000	2,640	4,000	6,000	
83003	Snow removal	10,000	7,341	10,000	10,000	
83004	Pest Control		(240)			
83009	Winter Watering	1,000	340	1,000	1,000	
83300	General grounds maintenance (CAC)	1,000	12,357	6,000	23,000	5k actuals to be reclassified
84003	Tree Trimming/spraying	5,000		-	-	
85999	Utility locates	1,000	118	300	1,000	
86013	SSPR Fees (port-o-lets)	3,500		3,500	3,500	
87006	Fence repairs	16,000		16,000	16,000	
89002	Holiday lighting & Decorations	9,000	99	9,000	9,000	
	Total grounds expenses	<u>85,500</u>	<u>37,026</u>	<u>79,800</u>	<u>100,500</u>	
	<u>Payroll</u>					
82000	Wages	-	2,885	-	-	
82006	Payroll Processing	-	721	-	-	
		<u>-</u>	<u>3,606</u>	<u>-</u>	<u>-</u>	
	<u>Utilities</u>					
83008	Trash/ Dumpster Day	170,600	108,180	168,000	196,200	=16350*12
92000	Gas and electricity	1,400	591	1,250	1,400	
92003	Water and sewer	18,000	2,770	4,000	4,000	
	Total utilities expenses	<u>190,000</u>	<u>111,541</u>	<u>173,250</u>	<u>201,600</u>	
	Total expenses	<u>412,560</u>	<u>201,251</u>	<u>394,730</u>	<u>450,160</u>	
	Excess of Revenues Over (Under) Exp	<u>44,476</u>	<u>19,934</u>	<u>50,697</u>	<u>1,840</u>	
	<u>Transfers to Reserve</u>					
	Transfer to Capital Reserve Fund	<u>(75,000)</u>	<u>(25,000)</u>	<u>(25,000)</u>	<u>(25,000)</u>	
	Net Change in Fund Balance	<u><u>(30,524)</u></u>	<u><u>(5,066)</u></u>	<u><u>25,697</u></u>	<u><u>(23,160)</u></u>	