

TRAILMARK HOMEOWNERS ASSOCIATION

GENERAL FUND

2024 PRELIMINARY BUDGET - DRAFT

Accting Code	Description	2023 Budget	YTD Actual 7/31/23	2023 Estimated		@155/QTR 2024 Prelim Budget	@165/QTR 2024 Prelim Budget	@175/QRT 2024 Prelim Budget	
REVENUES									
3000	Assessments	\$ 432,000	\$ 329,129	\$ 432,000		496,000	528,000	560,000	TMMD reimbursements for fence repairs and SSPRD for Portable bathrooms
3400	TrailMark Metro District & SSPRD	16,000	1,330	16,000		18,350	18,350	18,350	\$18,350 (\$15K 50% fence repairs + \$3500 Portable Restrooms - 50% split
3551	Interest-Operating	-	0	-		-	-	-	
3570	Prior Management Admin	\$ -	\$ 525	\$ 525	A	\$ -	\$ -	\$ -	
3580	Maintenance reserve	-	720	720	B	1,350	1,350	1,350	This is the \$90 charged when a home changes ownership
3590	Miscellaneous	15,000	(1,913)	(1,913)	C				
3592	Refund of Overpaymnt		5,000	5,000	D	-	-	-	
3700	Legal fee reimbursement	-	-	-	L	2,000	2,000	2,000	(this is the revenue account to the reimbursable legal fees (acct 7580) below.
3710	Admin fee reimbursement	-	145	145	L	5,000	5,000	5,000	(this is the revenue account to the reimbursable collection expenses (acct 8710) below. While we would like to get reimbursed fully, we do not expect it.
3750	Fines	5,000	500	500		-	-	-	
3950	Late Fees		275	275					
	Total revenues	468,000	335,711	453,252		522,700	554,700	586,700	
EXPENSES									
<u>Administration</u>									
7510	Management Fee	86,900	44,972	86,900		87,000	87,000	87,000	
7520	Legal	1,500	6,584	12,000	E	12,500	12,500	12,500	
7521	Audit	2,000	330	330		1,000	1,000	1,000	
7530	Insurance	7,500	4,615	5,000	F	5,000	5,000	5,000	
7540	Postage	2,833	2,708	4,500	G	3,000	3,000	3,000	
7550	Copies	5,667	5,002	8,500	G	5,000	5,000	5,000	
7555	Newsletter (Communication)	-	200	3,000		3,300	3,300	3,300	This is where I am budgeting Communication (Linda J budget)
7560	Other Admin costs		460	460	K				
new acct number - DRC costs						1,000	1,000	1,000	This is where I am budgeting DRC committee costs for software and admin supplies
7570	Miscellaneous	8,660	4,121	5,000	N	3,000	3,000	3,000	2023 actuals have Communication and DRC costs included.
7580	Reimbursable Legal	2,000	-	-		2,000	2,000	2,000	The amount spent on legal fees which homeowners will have to pay us.
7631	Social	30,000	20,686	25,000		21,850	21,850	21,850	Per Social committee budget
7661	Bank Service Fees	-	25			-	-	-	
8710	Reimbursable Collection Admin Fee	1,000	7,557	12,000	H	6,000	6,000	6,000	fees spent by HOA admin on collection efforts that will be reimbursed by delinquent homeowners
	Total administrative expenses	148,060	97,260	162,690		150,650	150,650	150,650	
<u>Maintenance Expense</u>									
5130	Property Maintenance	29,500	21,229	30,000		30,000	30,000	30,000	fence repair - 50 % reimbursed by TMMS
5180	Snow removal	10,000	7,194	10,000		10,000	10,000	10,000	
new #									
5190	Christmas Lighting			10,000		10,000	10,000	10,000	
5190	Landscape Maintenance	31,000	14,790	31,000		32,000	32,000	32,000	3% increase on contract fee - LCS

5191	Landscape Improvements	24,000	9,044	16,000	I	23,925	23,925	23,925	This is where I am putting the CAC budget.
5195	Grounds-Irrigation Maintenance	6,000	1,739	4,000		4,000	4,000	4,000	
5197	Grounds- Trees & Shrubs		9,278	9,278	I	5,000	5,000	5,000	
NEW	SSPRD Portable Bathrooms	3,500	2,660	3,500		7,000	7,000	7,000	This expense is split 50/50 with TMMD for 5 years, per contract signed May 15, 202
	Total Maintenance expenses	100,500	65,935	101,000		121,925	121,925	121,925	
	<u>Operating Exp (Utilities)</u>								
4000	Water	4,000	2,081	3,000		4,000	4,000	4,000	
4030	Electric	1,400	744	1,400		1,400	1,400	1,400	
4040	Trash	196,200	112,180	196,200		206,000	206,000	206,000	5% rate increase - this has not been confirmed
	Total utilities expenses	201,600	115,005	200,600		211,400	211,400	211,400	
	<u>Reserve Fund Transfer</u>								
8801	Transfer to Capital Reserve Fund	25,000	14,583	25,000		50,000	50,000	50,000	Our reserve is getting lower than I would like.
	<u>Supplies</u>								
6460	Office	-	559	559		1,000	1,000	1,000	we are required to send out monthly statements to any owner with a \$0.01 balance. This is for that expense
6470	Coupon Books	-	1,807	1,807		-	-	-	Coupon books will not be used in 2024.
	Total supplies expenses	-	2,366	2,366		1,000	1,000	1,000	
	Net Change in Fund Balance	(7,160)	40,561	(38,404)		(12,275)	19,725	51,725	