

**TRAILMARK HOMEOWNERS ASSOCIATION
GENERAL FUND
DRAFT 2018 BUDGET**

	2016 Actual	Adopted 2017 Budget	2017 Estimated	2018 Preliminary Budget
REVENUES				
Assessments	\$ 307,296	\$ 307,200	\$ 307,200	\$ 352,000
Late fees	6,750	2,725	1,750	1,750
Late interest	672	-	87	
Legal collections	2,454	5,000	4,000	4,000
Community activities	2,700	-	-	
Reimbursed expenses	(1,156)	900	900	1,200
Interest	-	-	18,251	1,200
Total revenues	<u>90</u>	<u>-</u>	<u>60</u>	<u>360,150</u>
	<u>319,710</u>	<u>315,825</u>	<u>332,248</u>	<u>360,150</u>
EXPENSES				
Administration				
Insurance	(3)	2,000	2,000	2,000
Management and accounting fees	33,000	33,000	33,000	31,200
Covenant Compliance				12,900
Legal - collections	2,364	4,000	4,000	4,000
Legal - general	65	500	500	500
Tax return preparation	300	300	2,700	300
Communication committee	1,965	2,000	2,000	400
Computer/web maintenance	5	-	-	1,900
Newsletter	-	1,200	1,200	1,200
Taxes and licenses	175	175	175	175
Bad debt	6,094	2,000	2,000	2,000
Postage, printing and copies	8,285	6,000	6,000	6,000
Design review committee	32	1,000	1,000	1,000
Social committee	21,892	20,000	20,000	22,000
Community activities	274	-	1,296	-
Finance committee	-	100	100	100
Common area committee	691	750	750	750
Safety committee	-	100	100	-
Storage	2,670	2,400	2,400	2,500
Bank charges	147	100	1,400	300
Reserve Transfer				1,975
Miscellaneous	350	500	2,200	-
Total administrative expenses	<u>78,306</u>	<u>76,125</u>	<u>82,821</u>	<u>91,200</u>
Grounds				
Landscape contract	18,883	20,000	20,000	21,600
Sprinkler repairs	5,608	7,000	7,000	10,000
Tree trimming	-	5,000	10,433	9,500
General grounds maintenance	13,763	-	-	25,000
Grounds contracts extra	6,078	9,500	9,500	-
Snow removal	7,302	10,000	10,000	10,000
Fences	4,265	5,000	30,508	21,150
Port O Let fees				1,500
Holiday lighting	9,890	10,000	10,000	10,000
Total grounds expenses	<u>65,789</u>	<u>66,500</u>	<u>97,441</u>	<u>108,750</u>
Utilities				
Gas & electricity	1,051	1,200	1,200	1,200
Water & Sewer	27,486	22,000	22,000	15,000
Trash	144,516	150,000	150,000	144,000
Total Utilities	<u>173,053</u>	<u>173,200</u>	<u>173,200</u>	<u>160,200</u>
	<u>330,178</u>	<u>315,825</u>	<u>353,462</u>	<u>360,150</u>
NET OPERATING INCOME (LOSS)	<u>(10,468)</u>	<u>-</u>	<u>(21,214)</u>	<u>-</u>
EXCESS OF REVENUES OVER (UNDER) EXPENSES				
	(10,193)	<u>\$ -</u>	(20,914)	-
BEGINNING FUND BALANCE	<u>574,887</u>		<u>567,702</u>	<u>549,788</u>
ENDING BALANCE	<u>\$ 567,702</u>		<u>\$ 549,788</u>	<u>\$ 549,788</u>