

Trailmark Homeowners Association
2016 Approved Budget

		Annual 2015 Budget	YTD Sep-15	Approved 2016 Budget	Notes
	INCOME				
4000	Assessments	\$307,200.00	\$230,400.00	\$307,200.00	
4015	Late Charges	\$0.00	\$5,475.00	\$0.00	
4016	Late Interest	\$0.00	\$1,722.78	\$0.00	
4020	Legal Collections-Billed to Owner	\$3,000.00	\$8,045.77	\$5,000.00	Legal Collections-Billed to Owner
4025	Violation Fines	\$0.00	\$1,375.00	\$0.00	
4315	Newsletter	\$1,000.00	\$825.00	\$1,000.00	
4700	Interest	\$0.00	\$62.21	\$0.00	
4750	Shared Maintenance Agreement	\$0.00	\$9,492.80	\$0.00	
	TOTAL OPERATING INCOME:	\$311,200.00	\$257,398.56	\$313,200.00	
	EXPENSES-ADMINISTRATIVE:				
5000	Master Insurance	\$1,646.00	\$0.00	\$2,000.00	General, Umbrella, D&O
5010	Management Fee	\$33,000.00	\$24,750.00	\$33,000.00	\$2750/month
5020	Legal - Collections	\$3,000.00	\$8,045.77	\$5,000.00	Delinquencies, etc
5142	Legal - General	\$1,000.00	\$0.00	\$1,000.00	Opinions, policies, etc.
5170	Audit/Tax Prep	\$300.00	\$300.00	\$300.00	Annual Taxes
5176	Reserve Study	\$0.00	\$1,900.00	\$0.00	
5385	Taxes and Licenses	\$175.00	\$175.00	\$175.00	Secretary of State
5490	Bad Debt	\$0.00	\$4,353.72	\$0.00	Write offs
5525	Postage,Printing,Copies	\$4,700.00	\$2,626.98	\$4,000.00	Coupons, Letters, Notices, Newsletters
5595	Newsletter	\$2,000.00	\$1,507.50	\$2,000.00	
5701	Board of Directors Expense	\$1,000.00	\$0.00	\$0.00	
5702	Design Review Committee	\$1,500.00	\$0.00	\$500.00	
5704	Social Committee	\$20,000.00	\$15,711.81	\$20,000.00	
5705	Finance Committee	\$200.00	\$0.00	\$100.00	
5706	Common Area Committee	\$1,000.00	\$718.20	\$1,000.00	

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5708	Communication Committee	\$1,250.00	\$697.19	\$1,000.00	
5710	Safety Committee	\$500.00	\$0.00	\$250.00	
5735	Storage	\$1,850.00	\$1,140.00	\$2,000.00	
5805	Bank Charges	\$100.00	\$20.00	\$100.00	
5900	Miscellaneous	\$500.00	\$101.31	\$500.00	Miscellaneous
5950	Contingency	\$192.36	\$0.00	\$0.00	
	TOTAL ADMIN EXPENSES:	\$73,913.36	\$62,047.48	\$72,925.00	
	EXPENSES-GROUNDS:				
6200	Landscape Contract	\$20,000.00	\$15,449.94	\$20,000.00	Mowing, Edging, Trimming
6210	Snow Removal	\$14,500.00	\$7,227.75	\$15,000.00	Snow Removal
6220	Sprinkler Repairs	\$7,000.00	\$6,573.83	\$8,000.00	Sprinkler Repairs
6250	Exterminating	\$250.00	\$0.00	\$0.00	
6270	Fences	\$5,000.00	\$1,165.00	\$5,000.00	Painting/Repairs
6378	Trees/Shrubs/Plants	\$5,000.00	\$13,684.35	\$5,000.00	Normal Planting Activity
6400	General Grounds Maintenance	\$0.00	\$2,132.75	\$0.00	General/Rock/Etc.
6410	Grounds Contract Extra	\$7,000.00	\$45,479.51	\$11,000.00	Additional Planting as part of our renovation
6443	Holiday Lighting	\$10,000.00	\$4,945.00	\$10,000.00	
	TOTAL GROUNDS EXPENSES:	\$68,750.00	\$96,658.13	\$74,000.00	
	EXPENSES-UTILITIES				
6700	Gas & Electric	\$1,100.00	\$800.87	\$1,200.00	Grounds
6710	Water & Sewer	\$25,000.00	\$16,657.12	\$20,000.00	Grounds
6760	Trash	\$142,436.64	\$103,716.00	\$145,075.00	Pickup
	TOTAL UTILITIES	\$168,536.64	\$121,173.99	\$166,275.00	
	Shared Maintenance				
6850	Shared Expense Agreement	\$0.00	\$33,729.15	\$0.00	
	TOTAL SHARED EXPENSE	\$0.00	\$33,729.15	\$0.00	

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	TOTAL EXPENSES	\$311,200.00	\$313,608.75	\$313,200.00	
	TOTAL OPERATING INCOME(LOSS)	\$0.00	-\$56,210.19	\$0.00	
	Reserve Income				
8700	Taxable Interest	\$0.00	\$278.94	\$0.00	
	TOTAL RESERVE INCOME	\$0.00	\$278.94	\$0.00	
	TOTAL OPER/RESERVE INCOME(LOSS)	\$0.00	-\$55,931.25	\$0.00	