

**TRAILMARK HOMEOWNERS ASSOCIATION  
GENERAL FUND  
2019 PRELIMINARY BUDGET**

	<b>2017 Actual</b>	<b>Adopted 2018 Budget</b>	<b>YTD Actual 8/31/18</b>	<b>2018 Estimated</b>	<b>2019 Preliminary Budget</b>
<b>REVENUES</b>					
Assessments	\$ 307,200	\$ 352,000	\$ 234,666	\$ 352,000	\$ 352,000
Late fees and interest	9,848	1,750	2,125	2,200	1,750
Legal collections	1,494	4,000	-	-	-
Violation fines	-	-	-	-	-
Community activities	-	-	-	-	4,000
Reimbursed expenses	18,251	1,200	14,871	15,000	10,000
Interest	33	1,200	-	-	-
<b>Total revenues</b>	<b>336,826</b>	<b>360,150</b>	<b>251,662</b>	<b>369,200</b>	<b>367,750</b>
<b>EXPENSES</b>					
<u>Administration</u>					
Insurance	5,341	2,000	-	5,400	5,500
Management and accounting fees	42,106	31,200	21,852	29,852	32,000
Covenant Compliance	9,675	12,900	8,600	12,900	12,900
Legal - collections	2,298	4,000	-	-	2,000
Legal - general	-	500	78	250	500
Audit & Tax return preparation	2,700	300	-	2,000	3,000
Computer/web maintenance	-	1,900	1,128	1,900	1,000
Taxes and licenses	175	175	30	175	175
Bad debt	255	2,000	-	-	2,000
Postage, printing and copies	4,991	6,000	950	2,000	2,000
Newsletter	1,221	1,200	700	1,200	1,380
Community activities	2,128	-	-	-	-
Design review committee	-	1,000	-	-	500
Social committee	19,120	22,000	20,776	22,000	24,700
Finance committee	-	100	-	-	100
Common area committee	139	750	-	750	400
Communication committee	1,951	400	125	400	400
Storage	1,655	2,500	1,470	2,400	2,000
Bank charges	2,178	300	1,320	1,980	500
Reserve Transfer	-	1,975	-	1,975	33,000
Miscellaneous	2,276	-	-	-	-
<b>Total administrative expenses</b>	<b>98,209</b>	<b>91,200</b>	<b>57,029</b>	<b>85,182</b>	<b>124,055</b>
<u>Grounds</u>					
Landscape contract	23,316	21,600	14,400	21,600	24,750
Snow removal	2,271	10,000	4,442	10,000	10,000
Sprinkler repairs	7,498	10,000	13,004	14,000	14,000
Winter Watering	-	-	1,892	1,892	2,000
Fence Repairs	33,090	21,150	29,391	35,000	4,000
Trees/Shrubs/Plants	10,807	-	-	-	-
General grounds maintenance	2,595	25,000	267	25,000	500
Tree Trimming & Spraying	-	9,500	8,272	9,500	9,500
SSPR Fees (port-o-lets)	-	1,500	2,139	2,200	2,500
Holiday lighting	8,394	10,000	-	10,000	9,000
<b>Total grounds expenses</b>	<b>87,971</b>	<b>108,750</b>	<b>73,807</b>	<b>129,192</b>	<b>76,250</b>
<u>Utilities</u>					
Gas and electricity	6,460	1,200	750	1,125	1,225
Water and sewer	27,075	15,000	23,596	31,000	15,500
Trash	153,198	144,000	93,541	144,000	150,000
<b>Total utilities expenses</b>	<b>186,733</b>	<b>160,200</b>	<b>117,887</b>	<b>176,125</b>	<b>166,725</b>
<b>Total expenses</b>	<b>372,913</b>	<b>360,150</b>	<b>248,723</b>	<b>390,499</b>	<b>367,030</b>
<b>NET OPERATING INCOME (LOSS)</b>	<b>(36,087)</b>	<b>-</b>	<b>2,939</b>	<b>(21,299)</b>	<b>720</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENSES</b>	<b>(36,087)</b>	<b>\$ -</b>	<b>2,939</b>	<b>(21,299)</b>	<b>720</b>
<b>BEGINNING FUND BALANCE</b>	<b>567,703</b>	<b>-</b>	<b>533,536</b>	<b>533,536</b>	<b>102,314</b>
Current year initial contributions	1,920	-	1,728	3,000	3,000
<b>ENDING BALANCE</b>	<b>\$ 533,536</b>	<b>-</b>	<b>\$ 538,203</b>	<b>\$ 515,237</b>	<b>\$ 106,034</b>

**TRAILMARK HOMEOWNERS ASSOCIATION  
CAPITAL PROJECTS FUND  
2019 PRELIMINARY BUDGET**

	2017 Actual	Adopted 2018 Budget	YTD Actual 8/31/18	2018 Estimated	2019 Preliminary Budget
<b>REVENUE</b>					
Interest Revenue	\$ 369	\$ -	\$ 996	\$ -	\$ 2,000
<b>Total Revenue</b>	<b>369</b>	<b>-</b>	<b>996</b>	<b>-</b>	<b>2,000</b>
<b>EXPENDITURES</b>					
Landscape Projects					25,000
Fence Replacement					300,000
Fence Painting	-	-	-	-	10,000
<b>Total Expenditures</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>335,000</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>369</b>	<b>-</b>	<b>996</b>	<b>-</b>	<b>(333,000)</b>
<b>OTHER FINANCING SOURCES</b>					
Transfer From General Fund	-	1,975	431,590	-	33,000
<b>Total Other Financing Sources</b>	<b>-</b>	<b>1,975</b>	<b>431,590</b>	<b>-</b>	<b>33,000</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(300,000)</b>
<b>BEGINNING FUND BALANCE</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>431,590</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 369</b>	<b>\$ -</b>	<b>\$ 432,586</b>	<b>\$ -</b>	<b>\$ 131,590</b>