

**TRAILMARK HOMEOWNERS ASSOCIATION
GENERAL FUND
2021 APPROVED BUDGET**

	Adopted 2020 Budget	YTD Actual 10/31/20	2020 Estimated	2021 Approved Budget
REVENUES				
Assessments	\$ 352,000	\$ 293,336	\$ 352,000	\$ 352,000
Initial assessments	-	-	-	1,152
Late fees & interest	500	685	1,000	500
Violation fines	-	350	500	-
Community activities (Social Committee)	9,600	2,095	2,095	10,000
Community activities sponsorships	1,100	-	-	1,100
Reimbursed expenses	10,000	18,486	18,486	15,000
Total revenues	373,200	314,952	374,081	379,752
EXPENSES				
<u>Administration</u>				
Insurance	7,000	6,905	7,000	7,500
Management and accounting fees	39,500	33,500	40,200	41,406
Covenant compliance	12,900	15,140	18,000	13,000
Covenant compliance - special projects	-	-	-	6,000
Legal - collections	2,000	1,131	1,200	2,000
Legal - general	500	3,698	6,000	500
Audit & tax return preparation	1,500	3,500	3,500	1,675
Computer/web maintenance	1,000	411	1,000	1,180
Taxes and licenses	175	-	-	-
Bad debt	2,000	-	-	2,000
Newsletter	1,380	1,250	1,380	1,800
Postage, printing and copies	2,000	6,151	6,151	3,000
Design review committee	500	-	-	1,000
Finance committee	-	850	850	-
Social committee	33,151	17,629	20,000	33,000
Common area committee	400	268	400	400
Communication committee	300	99	300	300
Storage	2,400	2,011	2,340	2,580
Bank charges	500	73	100	-
Total administrative expenses	107,206	92,616	108,421	117,341
<u>Grounds</u>				
Landscape contract	24,750	16,275	27,900	27,900
Snow removal	10,000	5,680	10,000	10,000
Sprinkler repairs	14,000	5,270	7,000	12,000
Utility locates	-	-	-	1,500
Winter watering	2,000	-	2,000	1,000
Fence repairs	12,500	3,095	4,000	5,000
General grounds maintenance	500	1,006	1,200	1,000
Tree trimming/spraying	1,000	989	1,000	3,350
SSPR fees (port-o-lets)	3,500	-	3,500	3,500
Holiday lighting	9,000	-	9,000	9,000
Total grounds expenses	77,250	32,315	65,600	74,250
<u>Utilities</u>				
Gas and electricity	1,225	945	1,225	1,400
Water and sewer	16,000	25,790	28,000	17,500
Trash	160,800	140,804	168,965	168,000
Total utilities expenses	178,025	167,539	198,190	186,900
Total expenses	362,481	292,470	372,211	378,491
Excess of Revenues Over (Under) Exp	10,719	22,482	1,870	1,261
Other Financing Uses				
Transfer to Capital Reserve Fund	(10,000)	-	(10,000)	-
Total Other Financing Uses	(10,000)	-	(10,000)	-
Net Change in Fund Balance	719	22,482	(8,130)	1,261
BEGINNING FUND BALANCE	125,175	106,072	106,072	99,094
Current year initial contributions	550	1,152	1,152	-
ENDING BALANCE	\$ 126,444	\$ 129,706	\$ 99,094	\$ 100,355

**TRAILMARK HOMEOWNERS ASSOCIATION
CAPITAL PROJECTS FUND
2021 APPROVED BUDGET**

	<u>Adopted 2020 Budget</u>	<u>YTD Actual 10/31/20</u>	<u>2020 Estimated</u>	<u>2021 Approved Budget</u>
REVENUES				
Interest	1,000	975	1,000	500
Total revenues	<u>1,000</u>	<u>975</u>	<u>1,000</u>	<u>500</u>
EXPENDITURES				
Landscape projects	22,000	19,346	22,000	25,000
Fence Painting	15,000	8,161	8,161	15,000
Total expenditures	<u>37,000</u>	<u>27,507</u>	<u>30,161</u>	<u>40,000</u>
EXCESS OF REVENUES OVER EXP.	(36,000)	(26,532)	(29,161)	(39,500)
OTHER FINANCING SOURCES				
Transfer from General Fund	10,000	-	10,000	-
Total Other Financing Sources	<u>10,000</u>	<u>-</u>	<u>10,000</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	(26,000)	(26,532)	(19,161)	(39,500)
BEGINNING FUND BALANCE	205,023	162,856	162,856	143,695
ENDING FUND BALANCE	<u><u>179,023</u></u>	<u><u>136,324</u></u>	<u><u>143,695</u></u>	<u><u>104,195</u></u>