

The Trails Homeowner's Association
2022 Proposed Budget

	<u>2022</u>	<u>Comments</u>
Total Number of Units	177	Current count, max of 188
Assessment Fee Rate	\$120.00	per quarter
 INCOME		
<u>Assessments</u>		
4001 - Operating Assessment Fee	\$84,960.00	
<u>Contribution</u>		
4101 - Developer's Contribution	\$2,287.20	
<u>Other Income</u>		
4202 - Late Fee/Non-Payment Fee	\$0.00	
<u>Pass Thru Costs</u>		
4302 - Delinquent Letter	\$0.00	
 TOTAL INCOME	 \$87,247.20	
 EXPENSES		
<u>Pass thru expenses</u>		
5002 - Delinquent Letter	\$0.00	
5003 - Recorded Lien Generation	\$0.00	
5007 - Non-Compliance Letter	\$0.00	
<u>Professional</u>		
5101 - Association Management Fee	\$8,496.00	\$4 per unit per month
5104 - Administrative Fee	\$0.00	
5108 - CPA/Audits	\$276.00	
5114 - Site Review: Non-Compliance and Common Areas	\$0.00	
Total Professional	\$8,772.00	
<u>Office Expenses</u>		
5201 - Postage	\$350.00	.58 per stamp
5202 - Copies	\$160.00	
5203 - Office Supplies	\$50.00	
5204 - Bank Service Fee	\$96.00	
5206 - Storage of Records	\$0.00	
Total Office Expenses	\$656.00	
<u>Insurance Expenses</u>		
5301 - Liability/Property	\$679.20	
<u>Landscape/Grounds Expenses</u>		
5403 - Spring/Fall Cleanup (formerly Common Area Maintenance)	\$2,400.00	Updated for 2022
5404 - Turf Fertilizer/Weed Control	\$7,720.00	
5405 - Shrub Beds/Non-Turf Weed Control	\$125.00	
5406 - Irrigation Services	\$8,000.00	
5407 - Trees - Deep Root Feed	\$0.00	
5408 - Lawn Aeration	\$1,250.00	
5409 - Shrub/Tree Trimming	\$0.00	
5416 - Lawn Services	\$26,320.00	
Total Landscape/Grounds Expenses	\$45,815.00	
<u>Roads/Trails/Parking Lots/Driveways</u>		
5708 - Road Snow Removal	\$6,000.00	
<u>Utilities</u>		
6502 - Electricity	\$1,750.00	Updated for 2022
6515 - Water	\$23,000.00	Updated for 2022
6518 - Irrigation Rate Adjustment	\$0.00	
6519 - Irrigation Controller Data Plan	\$360.00	
Total Utilities	\$25,110.00	
<u>Taxes</u>		
6701 - Property Taxes	\$200.00	Updated for 2022
6702 - State Taxes	\$15.00	
Total Taxes	\$215.00	
 TOTAL EXPENSES	 \$87,247.20	
 NET INCOME	 \$0.00	