The Trails HOA
2023 Budget APPROVED
January 1, 2023 - December 31, 2023

ACCOUNT DESCRIPTION	2022 Budget	2023 Budget	Price Per Door PER QUARTER
INCOME			
Assessment Income	$ 813,256	$ 849,785	
Community Bldg Rental	$ 14,000	$ 14,000	
Trade Show	$ 1,100	$ 1,100	
RV Compound Rental	$ 12,000	$ 12,000	
Pool Income / Passes	$ 1,000	$ 1,000	
Pool Income / Swipe	$ 500	$ 500	
Total	**$ 841,856**	**$ 878,385**	
OPERATING EXPENSES			
Landscaping			
Contracted Lawn Service	$ 265,057	$ 265,057	$ 67
Grounds Misc.	$ 10,000	$ 40,000	$ 10
Supplies/Mulch	$ 19,000	$ 19,000	$ 5
Signs	$ 3,500	$ 3,500	$ 1
Irrigation Repairs	$ 8,000	$ 8,000	$ 2
Tree Removal/Maintenance	$ 20,000	$ 20,000	$ 5
Retention Areas	$ 6,850	$ 6,850	$ 2
Seasonal Decorations	$ 13,050	$ 13,050	$ 3
Plant Replacement	$ 21,000	$ 21,000	$ 5
Total Landscaping	**$ 366,457**	**$ 396,457**	**$ 100**
Utilities			
Electric	$ 22,525	$ 22,525	$ 6
Water/Sewer	$ 2,050	$ 2,050	$ 1
Waste Disposal	$ 6,200	$ 6,200	$ 2
Total Utilities	**$ 30,775**	**$ 30,775**	**$ 8**
Pool			
Pool Contract	$ 43,509	$ 43,509	$ 11
Water Safety	$ 10,000	$ 10,000	$ 3
Pool Chemicals	$ 8,600	$ 19,000	$ 5
Pool Repairs/Supply	$ 8,000	$ 3,500	$ 1
Pool Maint./Misc.	$ 2,400	$ 8,000	$ 2
Total Pool	**$ 72,509**	**$ 84,009**	**$ 21**
Clubhouse			
Maint/Repairs	$ 15,000	$ 15,000	$ 4
Housekeeping	$ 10,000	$ 13,500	$ 3
Housekeeping - Events	$ 8,600	$ 8,600	$ 2
Equip/Supplies	$ 8,000	$ 8,000	$ 2
Pest Control/Termite Bond	$ 2,400	$ 2,400	$ 1
Community Events	$ 5,000	$ 5,000	$ 1
Trade Show	$ 900	$ 1,000	$ 0
Total Clubhouse	**$ 49,900**	**$ 53,500**	**$ 14**
Administrative			
G&A-Management Fees	$ 41,580	$ 41,580	$ 11
G&A-Newsletter	$ 6,250	$ 6,250	$ 2
G&A-Supplies	$ 13,500	$ 13,500	$ 3
G&A-Audit Fees & Tax Prep	$ 5,500	$ 12,250	$ 3
G&A-Legal Fees	$ 12,250	$ 29,458	$ 7
G&A-Insurance	$ 29,458	$ 30,750	$ 8
G&A-Security Alarm	$ 800	$ 800	$ 0
G&A-Cable/Internet/Phone	$ 4,050	$ 4,050	$ 1
G&A-Onsite Management	$ 74,902	$ 74,902	$ 19
G&A-UBR Report	$ 61	$ 61	$ 0
Bank Charges	$ -	$ 1,000	$ 0
G&A-Bad Debt	$ 10,000	$ 10,000	$ 3
Total Administrative	**$ 198,351**	**$ 224,601**	**$ 57**
Reserves			
Reserves-Unallocated	$ 89,043	$ 89,043	$ 22
Total Reserves	**$ 89,043**	**$ 89,043**	**$ 22**
TOTAL OPERATING EXPENSES	**$ 807,035**	**$ 878,385**	**$ 7.22**
NET INCOME/LOSS	**$ 34,821**	**$ 0**	**$ 215**

Less the sum of all incillary income

2023 vs. 2022 Assessment Comparison			
Unit Type	2023 Annual Assessment	2022 Annual Assessment	2023 vs. 2022 Incr/<dcr>
Lot	$ 858.00	$ 823.96	34
Unit Type	2023 Quarterly Assessment	2022 Quarterly Assessment	2023 vs. 2022 Incr/<dcr>
Lot	$ 215.00	$ 205.99	9