The Trails HOA
2022 Budget APPROVED
January 1, 2022 - December 31, 2022

ACCOUNT DESCRIPTION	2021 Budget	2022 Budget
INCOME		
Assessment Income	$ 809,330	$ 813,256
Community Bldg Rental	6,000	14,000
Trade Show	-	1,100
RV Compound Rental	12,050	12,000
Pool Income / Passes	1,000	1,000
Pool Income / Swipe	500	500
Total	**$ 828,880**	**$ 841,856**
OPERATING EXPENSES		
Clubhouse		
Maint/Repairs	$ 15,000	$ 15,000
Housekeeping	13,300	10,000
Housekeeping - Events	-	8,600
Equip/Supplies	10,000	8,000
Pest Control/Termite Bond	2,163	2,400
Community Events	4,500	5,000
Trade Shows	900	900
Total Clubhouse	**$ 45,863**	**$ 49,900**
Utilities		
Electric	$ 20,000	$ 22,525
Water/Sewer	2,050	2,050
Waste Disposal	6,000	6,200
Total Utilities	**$ 28,050**	**$ 30,775**
Grounds		
Grounds Contract	$ 265,057	$ 265,057
Grounds Miscellaneous	17,425	10,000
Supplies/Mulch	12,000	19,000
Signs	3,500	3,500
Irrigation Repairs	8,000	8,000
Tree Removal	18,000	20,000
Retention Areas	6,850	6,850
Seasonal Decorations	12,000	13,050
Plant Replacement	21,000	21,000
Total Grounds	**$ 363,832**	**$ 366,457**
Pool		
Pool Contract	$ 42,242	$ 43,509
Water Safety	46,574	47,971
Pool Chemicals	11,050	10,850
Pool Repairs/Supply	3,500	3,500
Pool Maintenance	1,500	1,500
Total Pool	**$ 104,866**	**$ 107,330**
Administrative		
Management Fees	$ 41,580	41,580
Newsletter	6,250	6,250
Audit Fees & Tax Prep	5,000	5,500
Legal Fees	10,500	12,250
Insurance	28,325	29,458
Supplies	12,200	13,500
Security Alarm	700	800
Cable/Internet/Phone	4,050	4,050
Onsite Management	72,060	74,902
UBR Report	61	61
Bad Debt	16,500	10,000
Total Administrative	**$ 197,226**	**$ 198,351**
Reserves		
Unallocated	$ 89,043	89,043
Total Reserves	**$ 89,043**	**$ 89,043**
TOTAL OPERATING EXPENSES	**$ 828,880**	**$ 841,856**
NET INCOME/LOSS	**$ -**	**$ -**

2022 vs. 2021 Assessment Comparison

Unit Type	2022 Annual Assessment	2021 Annual Assessment	2021 Incr/<dc
Lot	$ 821.00	$ 820.00	1

Unit Type	2022 Quarterly Assessment	2021 Quarterly Assessment	2022 vs. 2021 Incr/<dcr>
Lot	$ 205.00	$ 205.00	0