

Trailwood Valley HOA					
2023 Approved Budget					
January 2022 through December 2023					
		Jan - Dec '22	Jan - Dec '22	Jan - Dec '23	
		YE Projected	Budget	Approved Budget	Notes
Income					
	Assessments	71,280.00	71,280.00	74,520.00	4.5% Increase (\$115/month/home)
	Extra Assessments	0.00	0.00	0.00	
	Late Fees Collected	0.00	0.00	0.00	
	Legal Reimbursements	0.00	0.00	0.00	
	Regular Interest Received	2.50	6.00	3.00	
	Total Income	71,282.50	71,286.00	74,523.00	
Expense					
	Accounting & Bank Fees	361.19	300.00	300.00	CPA Tax Filings / Bank Fees
	Area Lighting	2,940.00	2,940.00	2,940.00	
	Building Maintenance	1,700.00	1,200.00	1,500.00	Shutters, Siding, Trim
	Electrical Maintenance	0.00	250.00	250.00	
	Grounds Contract	16,697.00	15,300.00	17,664.00	8% Increase (Last 2022)
	Grounds Extras	6,000.00	6,000.00	6,000.00	Mulch & Misc.
	Gutter Cleaning	5,520.00	5,400.00	6,600.00	
	Insurance- General Liability	649.00	600.00	675.00	
	Legal/ Collections/ Taxes	0.00	0.00	0.00	
	Management Contract	9,900.00	9,900.00	10,200.00	3% Increase (Last 2020)
	Pavement Maintenance	0.00	8,500.00	8,500.00	
	Roof Repair & Replacement	90,000.00	1,500.00	50,000.00	(4) Bldgs- 2022, (2) Bldgs- 2023
	Snow Removal	1,500.00	2,000.00	1,500.00	
	Termite Warranty Contract	1,782.00	1,782.00	1,782.00	
	Trash Removal- Dumpsters	6,200.00	5,040.00	6,360.00	
	Total Expense	143,249.19	60,712.00	114,271.00	
	Net Income	--71,966.69	10,574.00	--39,748.00	Change to Reserves