

**Trailhead Townhomes
2022 Budget**

Description	8/31/2021		Estimated 12-31-21 Actual	2021	2022	Notes
	Year-To-Date Actual	Estimated Sept -Dec		Annual Budget	Annual Budget	
Homes				14	14	
Monthly				\$285	\$300	5.3%
Income						
06010-000 Assessment - Membership	27,047	15,960	43,007	47,880	50,400	5.3%
6011-000 Assessment -LCA	0	0	0	0	0	0.0%
Interest Income	178	89	268	0	0	
Subtotal Income	27,225	16,049	43,275	47,880	50,400	5.3%
EXPENSES						
<u>Admin & Contract Services</u>						
07110-000 Management & Accounting	2,800	1,400	4,200	4,200	4,326	3.0%
07310-000 Professional Services	550	0	550	1,500	550	-63.3%
07315-000 Professional Svcs - Website	40	20	60	200	200	0.0%
07320-000 Legal Services	0	0	0	500	250	-50.0%
	3,390	1,420	4,810	6,400	5,326	-16.8%
<u>General Expenses</u>						
07510-000 Insurance Premiums	2,036	0	2,036	3,700	2,100	-43.2%
07520-000 Bank Fees	0	0	0	100	0	-100.0%
7710-000 Supplies- Office	0	0	0	0	0	0.0%
07714-000 Supplies - Operating	262	87	349	500	350	-30.0%
07810-000 Licenses & Permits	0		0	50	0	-100.0%
07900-000 Other General Expense	0		0	115	100	-13.0%
	2,298	87	2,385	4,465	2,550	-42.9%
<u>Maintenance & Repair</u>						
08225-000 Pool and Spa	6,171	3,086	9,257	21,715	0	-100.0%
08311-000 General Repairs & Maintenance	0	0	0	0	500	0.0%
08320-000 Grounds/ Landscape Maintenance	7,420	2,968	10,388	8,000	10,500	31.3%
08410-000 Snow Removal	18,333	12,222	30,555	5,800	30,000	417.2%
8430-000 Sign Maintenance	0		0			
	31,924	18,276	50,200	35,515	41,000	15.4%
<u>Contingency & Reserve</u>						
09500-000 Contingency	0		0	0	24	0.0%
09999-000 Reserve Contribution	0	1,500	1,500	1,500	1,500	0.0%
	0	1,500	1,500	1,500	1,524	1.6%
TOTAL EXPENSES	37,612	21,283	58,895	47,880	50,400	
Current Year Net Income/(loss)	(10,387)	(5,234)	(15,620)	0	0	
Operating Reserve					10,269	0.0%
Expense per month					4,200	0.0%
Monthes in Reserves					2.4	