

**Unit Owners of Trailhead
2022 Budget**

Description	Estimated Actual 2021	2021 Annual Budget	2022 Annual Budget	Variance %	Notes
Income					
Assessment - Membership	313,067	313,066	344,373	10.0%	
Assessment -LCA	4,399	4,794	5,178	8.0%	
Interest Income	167	0	0		
Late Fees	600	0	0		
Subtotal Income	318,232	317,860	349,550	10.0%	10% Assessment Increase
EXPENSES					
Admin & Contract Services					
Management & Accounting	18,267	18,267	19,180	5.0%	5 % increase
Professional Services	6,097	4,000	3,500	-12.5%	Auditor Review and Reserve Study Review
Professional Svcs - Website	425	725	725	0.0%	
Legal Services	9,611	500	3,261	552.2%	Increased Legal Expenses in 2021
	34,400	23,492	26,666	13.5%	
General Expenses					
Insurance Premiums	24,360	24,831	29,797	20.0%	Rate Indications
Insurance deductible	5,000				
Bank Fees	0	0	0	0.0%	
Meeting expense	1,509	0	600	0.0%	
Supplies - Operating	516	200	400	100.0%	
Licenses & Permits	0	10	0	-100.0%	
Other General Expense	0	0	0	0.0%	
	31,385	25,041	30,797	23.0%	
Maintenance & Repair					
Custodial Services Contract	19,360	23,113	24,000	3.8%	Includes pool bathrooms
Custodial Services Non Contract	1,650	2,300	3,000	30.4%	Carpet cleanig
Window Cleaning	2,000	2,000	2,000	0.0%	
Elevator Maintenance	11,935	10,000	10,000	0.0%	
Fire System Maintenance	1,971	3,000	2,500	-16.7%	Annual system inspections + fire extinguisher certs.
Pool and Spa	27,124	20,000	27,000	35.0%	Chemicals and Contract
Pool and Spa PH 3 Contribution	(15,986)	(13,255)	0	-100.0%	Removed TH3 contribution
Deck Maintence	0	0	0	0.0%	Reserves
General R & M Contract	31,307	26,938	32,246	19.7%	Based on actuals YTD 2021
General Repairs & Maintenance	5,869	10,000	9,000	-10.0%	
Grounds/ Landscape Maintenance	10,893	10,039	12,500	24.5%	Based on actuals YTD 2021
Snow Removal	6,336	7,000	7,000	0.0%	Includes clearing snow in back, icicle removal
Sign Maintenance	0				
	102,459	101,135	129,246	27.8%	
Utilities					
Electricity	17,320	11,923	17,839	49.6%	Based on actuals YTD 2021
Natural Gas	17,118	24,392	17,631	-27.7%	Based on actuals YTD 2021

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	Estimated	2021	2022		
Water	24,001	21,000	24,720	17.7%	Based on actuals YTD 2021 + Rate Increase
Sewer	0	8,500	0	-100.0%	
Waste Removal & Recycling	2,831	3,000	3,200	6.7%	
Telephone Service	463	450	450	0.0%	Fire line
	61,731	69,265	63,840	-7.8%	
Contingency & Reserve					
Contingency	0	0	0	0.0%	
Reserve Contribution	90,000	90,000	99,000	10.0%	Per Reserve Study
	90,000	90,000	99,000	10.0%	
TOTAL EXPENSES	319,976	308,933	349,550	13.1%	
Current Year Net Income/(loss)	(1,744)	8,927	(0)	-100.0%	
Operating Reserve					
Expense per month		25,744	29,129	13.1%	
Months in Reserves		0.0	1.3		

**Trailhead
2022 Capital Budget**

Balance 8/31/21	307,844
Remaining Contributions	22,500
Interest	0
<u>Remaining Expenditures</u>	0
Ending 12/31/21	<u>330,344</u>
2022 Contribution	99,000
Interest	0
2022 Expenditures	
Garage Entrance Card System	4,546
Pool Building	10,103
Spa Heater	3,031
Nets R/R	0
Paint/Seal Deck Railing	16,164
Concrete Walkways	5,051
Deck Railing	5,051
Landscape Improvements	4,546
Misc. Irrigation R/R	5,051
Misc. Landscape Lighting R/R	2,526
Paint/Seal Exterior Surfaces	126,283
Grand Total	<u>182,352</u>
Ending 12/31/22	<u>\$246,992</u>

TRAILHEAD CONDOMINIUM

2022 Assessments

A. COMMON EXPENSE ASSESSMENTS

<u>Unit No.</u>	<u>Address</u>	<u>Unit Type±</u>	Monthly		<u>Allocated Interest Common Operating Expenses¹</u>	<u>Common Operating Expense and Reserve Assessment³</u>	<u>Allocated Interest Limited Common Element</u>	<u>Monthly Limited Common Element Assessment³</u>	<u>Total Monthly Assessment</u>
			<u>Allocated Interest Common Operating Expenses¹</u>	<u>Common Operating Expense and Reserve Assessment³</u>					
100	3770 Suncadia Trail	3	3.39%	\$972.80	4.55%	\$16.68	\$989.49		
101	3770 Suncadia Trail	2	3.39%	\$972.80	2.27%	\$8.32	\$981.13		
102	3770 Suncadia Trail	2	3.39%	\$972.80	2.27%	\$8.32	\$981.13		
103	3770 Suncadia Trail	2	3.39%	\$972.80	2.27%	\$8.32	\$981.13		
104	3770 Suncadia Trail	3	3.39%	\$972.80	4.55%	\$16.68	\$989.49		
105	3770 Suncadia Trail	3	3.39%	\$972.80	4.55%	\$16.68	\$989.49		
106	3770 Suncadia Trail	1	1.69%	\$486.40	2.27%	\$8.32	\$494.73		
107	3770 Suncadia Trail	2	3.39%	\$972.80	2.27%	\$8.32	\$981.13		
108	3770 Suncadia Trail	2	3.39%	\$972.80	2.27%	\$8.32	\$981.13		
110	3770 Suncadia Trail	3	3.39%	\$972.80	4.55%	\$16.68	\$989.49		
200	3770 Suncadia Trail	3	3.39%	\$972.80	4.55%	\$16.68	\$989.49		
201	3770 Suncadia Trail	2	3.39%	\$972.80	2.27%	\$8.32	\$981.13		
202	3770 Suncadia Trail	2	3.39%	\$972.80	2.27%	\$8.32	\$981.13		
203	3770 Suncadia Trail	2	3.39%	\$972.80	2.27%	\$8.32	\$981.13		
204	3770 Suncadia Trail	3	3.39%	\$972.80	4.55%	\$16.68	\$989.49		
205	3770 Suncadia Trail	3	3.39%	\$972.80	4.55%	\$16.68	\$989.49		
206	3770 Suncadia Trail	1	1.69%	\$486.40	2.27%	\$8.32	\$494.73		
207	3770 Suncadia Trail	2	3.39%	\$972.80	2.27%	\$8.32	\$981.13		
208	3770 Suncadia Trail	2	3.39%	\$972.80	2.27%	\$8.32	\$981.13		
209	3770 Suncadia Trail	1	1.69%	\$486.40	2.27%	\$8.32	\$494.73		
210	3770 Suncadia Trail	3	3.39%	\$972.80	4.55%	\$16.68	\$989.49		
300	3770 Suncadia Trail	3	3.39%	\$972.80	4.55%	\$16.68	\$989.49		
301	3770 Suncadia Trail	2	3.39%	\$972.80	2.27%	\$8.32	\$981.13		
302	3770 Suncadia Trail	2	3.39%	\$972.80	2.27%	\$8.32	\$981.13		
303	3770 Suncadia Trail	2	3.39%	\$972.80	2.27%	\$8.32	\$981.13		
304	3770 Suncadia Trail	3	3.39%	\$972.80	4.55%	\$16.68	\$989.49		
305	3770 Suncadia Trail	3	3.39%	\$972.80	4.55%	\$16.68	\$989.49		
306	3770 Suncadia Trail	1	1.69%	\$486.40	2.27%	\$8.32	\$494.73		
307	3770 Suncadia Trail	2	3.39%	\$972.80	2.27%	\$8.32	\$981.13		
308	3770 Suncadia Trail	2	3.39%	\$972.80	2.27%	\$8.32	\$981.13		
309	3770 Suncadia Trail	1	1.69%	\$486.40	2.27%	\$8.32	\$494.73		
310	3770 Suncadia Trail	3	3.39%	\$972.80	4.55%	\$16.68	\$989.49		
Totals		32	100.00%	\$28,697.72		\$366.67			
Total Annual Assessments				\$344,372.60		\$5,177.52			

\$349,550.12