

Trailhead Townhomes
2023 Budget

2022 Forecast

Description	10/31/2022		Estimated Actual	2022 Annual Budget	2023 Annual Budget	Notes
	Year-To-Date Actual	Estimated Nov -Dec				
	Months Remaining 2					
Homes				14	14	
Monthly Income				\$300	\$300	0.0%
Assessment - Membership	42,000	15,960	57,960	50,400	50,400	0.0%
Special Assessment - Membership	15,866	0	15,866	0	0	0.0%
Interest Income	(11)	0	(11)	0	0	0.0%
Late Fees	120	0	120	0	0	0.0%
Subtotal Income	57,976	15,960	73,936	50,400	50,400	0.0%
EXPENSES						
Admin & Contract Services						
Management & Accounting	3,605	721	4,326	4,326	4,568	5.6%
SMC Contract Mgt Fees	2,266	453	2,719	0	5,500	0.0%
Professional Services	0	0	0	550	350	-36.4%
Professional Svcs - Website	0	0	0	200	200	0.0%
Legal Services	2,275	455	2,730	250	1,250	400.0%
	8,146	1,629	9,775	5,326	11,868	122.8%
General Expenses						
Insurance Premiums	1,462	292	1,754	2,100	2,100	0.0%
Bank Fees	0	0	0	0	0	0.0%
Supplies- Office	0	0	0	0	0	0.0%
Supplies - Operating	252	50	302	350	350	0.0%
Licenses & Permits	0	0	0	0	0	0.0%
Other General Expense	0	0	0	0	100	0.0%
	1,714	343	2,057	2,450	2,550	4.1%
Maintenance & Repair						
Pool and Spa	0	0	0	0	0	0.0%
General Repairs & Maintenance	0	0	0	100	1,000	900.0%
Grounds/ Landscape Maintenance	8,899	1,780	10,679	10,500	10,999	4.8%
Snow Removal	11,977	2,395	14,373	20,000	16,000	-20.0%
Sign Maintenance	0	0	0	0	0	0
	20,876	4,175	25,052	30,600	27,999	-8.5%
Contingency & Reserve						
Contingency	0	0	0	10,524	5,483	-47.9%
Reserve Contribution	0	0	0	1,500	2,500	66.7%
	0	0	0	12,024	7,983	-33.6%
TOTAL EXPENSES	30,736	6,147	36,883	50,400	50,400	
Current Year Net Income/(loss)	27,239	9,813	37,052	0	(0)	
Operating Reserve			40,128		37,052	0.0%
Expense per month			3,074		4,200	0.0%
Months in Reserves			13.1		8.8	