Trailwoods HOA

2023 Budget Forecast	January - December 2023	
2022-2023 HOA Dues including Lien Fees as of 11/29/2022		$ 117,530.00
TOTAL POTENTIAL REVENUE		$ 117,530.00
EXPENSE		
Landscaping		
Annual Lawn Maintenance	$ 68,650.00	
Tree Maintenance (Common area trees)	$ 2,000.00	
Pond Maintenance	$ 2,850.00	
Lawn Maintanence (outside of annual lawn maintenance)	$ 500.00	
Total Landscaping		$ 74,000.00
Insurance Expense		
Liability Insurance Expense	$ 5,757.00	
Total Insurance Expense		$ 5,757.00
Legal and Other Professional Fees		
CPA Accounting Fees	$ 150.00	
Legal Fees		
Lien Filing fees	$ 1,000.00	
Other Legal Fees	$ 1,500.00	
Total Legal Fees		
Total Legal and Other Professional Fees		$ 2,650.00
Repairs & Maintenance Expense		
Splash Pad Repairs	$ 1,100.00	
Irrigation System Repairs	$ 3,000.00	
Fence Repairs	$ 1,500.00	
Total Repairs & Maintenance Expense		$ 5,600.00
Taxes Expense		
Property Taxes	$ 71.00	
Total Taxes Expense		$ 71.00
Utilities Expense		
Water & Sewer	$ 12,730.00	
Electric	$ 1,900.00	
Total Utilities Expense		$ 14,630.00
Office Expense		
Supplies	$ 48.00	
Postage	$ 950.00	
Total Office Expense		$ 998.00
Other Expense		
Bank Fees	$ 25.00	
Website Expenses	$ 593.97	
HOA Signage	$ 150.00	
Management Fees Expense	$ 13,750.00	
HOA Annual Gathering/Meeting	$ 4,730.00	
Total Other Expense		$ 19,248.97
TOTAL EXPENSE		$ 122,954.97
NET INCOME		$ (5,424.97)

NOTES:

This budget is a soft prediction of potential revenue and expected expenses for 2023.

The potential deficit reflected on this budget will be decreased as more homes are sold in the community over the upcoming years.

In 2022, the Developer contributions totaled $15,000.00

The Trailwoods HOA bank balance as of 11/29/2022 $6,489.89