

**2022 Budget - Trutina Main**

INCOME:		Cost/Month	Frequency	# of homes	2021 Budget	2021 Actuals	2022 Budget
5010	Dues: Residential	\$ 65.00	12	163	\$ 73,150.00	\$ 73,649.94	\$ 117,975.00
5011	Dues: Apartments	\$ 65.00	12	92	\$ 55,200.00	\$ 55,200.00	\$ 71,760.00
5012	Dues: Builder	\$ 65.00	6	20	\$ 10,800.00	\$ 10,500.00	\$ 7,800.00
<b>Total Homeowner Assessment:</b>					<b>\$ 139,150.00</b>	<b>\$ 139,349.94</b>	<b>\$ 197,535.00</b>
5014	Transfer Fee				\$ -	\$ 100.00	\$ -
5020	Late Charges					\$ 95.00	
5021	Late Interest					\$ 17.62	
5032	Lien Income				\$ -		\$ -
5050	Interest Income				\$ 9.00	\$ 24.33	\$ 24.00
5005	Developer Contribution				\$ -	\$ 50,000.00	\$ -
5045	Initiation fees					\$ (240.00)	
5100	Misc. Income				\$ 600.00	\$ 1,675.00	\$ 700.00
<b>Total Income:</b>					<b>\$ 139,759.00</b>	<b>\$ 191,021.89</b>	<b>\$ 198,259.00</b>
EXPENSES:		Cost	Frequency	SqFt	2021 Budget	2021 Actuals	2022 Budget
<b>Snow Removal Expenses</b>							
6615	Streets/Sidewalks/Parking Lots				\$ 14,000.00	\$ 6,064.65	\$ 14,000.00
<b>Snow Removal Total</b>					<b>\$ 14,000.00</b>	<b>\$ 6,064.65</b>	<b>\$ 14,000.00</b>
<b>Landscaping Expenses</b>							
6810	Mowing - Commons/Lodge				\$ 15,340.00	\$ 16,051.23	\$ 18,941.30
6820	Fertilize - Commons/Lodge				\$ 2,512.00	\$ 4,601.04	\$ 2,544.32
6830	Turf Spray - Commons/Lodge				\$ 5,188.00	\$ 5,275.65	\$ 8,206.00
6843	Master Tree Program				\$ 2,008.00	\$ 1,453.82	\$ 2,243.00
6844	Pest Control				\$ 261.60	\$ 261.36	\$ 300.00
6850	Flowers/Baskets				\$ 600.00	\$ 422.32	\$ 600.00
6860	Sprinkler Turn On & Blow Out				\$ 874.18	\$ 873.39	\$ 890.00
6880	Landscape Labor for Irrigation				\$ 3,150.00	\$ 2,795.94	\$ 3,300.00
6890	Planter Beds/Shrub Pruning				\$ 5,880.00	\$ 2,324.48	\$ 4,806.00
<b>Landscaping Total</b>					<b>\$ 35,813.78</b>	<b>\$ 34,069.23</b>	<b>\$ 41,830.62</b>
<b>Community Center Expenses</b>							
6412	Comm Ctr- Refuse				\$ 516.00	\$ 456.13	\$ 516.00
6417	Comm Ctr- Electricity				\$ 27,295.00	\$ 27,223.73	\$ 27,665.00
6422	Comm Ctr- Water				\$ 2,128.00	\$ 7,932.83	\$ 6,775.00
6427	Comm Ctr- Sewer				\$ 795.79	\$ 745.36	\$ 837.79
6705	Comm Ctr- Staffing				\$ 53,760.00	\$ 42,278.10	\$ 53,760.00
6710	Comm Ctr- Décor				\$ 700.00	\$ 85.91	\$ 400.00
6715	Comm Ctr- Social Activities				\$ 15,600.00	\$ 6,715.03	\$ 13,400.00
6720	Comm Ctr- Fitness Activities				\$ 6,000.00	\$ 3,030.01	\$ 6,000.00
6725	Comm Ctr- Hospitality				\$ 7,807.98	\$ 6,706.76	\$ 8,400.00
6730	Comm Ctr- R&M Tech Supplies/Services				\$ 2,040.00	\$ 597.76	\$ 2,040.00
6740	Comm Ctr- HVAC R&M				\$ 4,556.54	\$ 5,671.63	\$ 4,560.00
6745	Comm Ctr- Pool License and R&M				\$ 8,350.00	\$ 9,063.85	\$ 8,350.00
6750	Comm Ctr- Fire and Security				\$ 685.00	\$ 642.03	\$ 685.00
6755	Comm Ctr- Janitorial				\$ 6,000.00	\$ 4,873.30	\$ 5,139.00
<b>Community Center Event Total</b>					<b>\$ 136,234.31</b>	<b>\$ 116,022.43</b>	<b>\$ 138,527.79</b>
<b>Common Area Utilities</b>							
6415	Gate/Irrigation/Street Light Electricity				\$ 1,710.00	\$ 1,695.19	\$ 1,728.00
6420	Water				\$ 10,030.00	\$ 9,711.73	\$ 10,307.64
<b>Common Area Utilities Total</b>					<b>\$ 11,740.00</b>	<b>\$ 11,406.92</b>	<b>\$ 12,035.64</b>
<b>Common Area Repair &amp; Maintenance</b>							
6440	Private Streets/Parking Lots				\$ -	\$ -	\$ -
6590	Gate operations- Phone line etc...				\$ 2,440.00	\$ 1,909.53	\$ 2,790.00
6630	Site Amenities/Dog Station Supplies				\$ 1,200.00	\$ 2,526.14	\$ 1,200.00
<b>Common Area Repair &amp; Maint Total</b>					<b>\$ 3,640.00</b>	<b>\$ 4,435.67</b>	<b>\$ 3,990.00</b>
<b>Administrative Expenses</b>							
6135	Board & Annual Meetings				\$ 50.00	\$ 91.07	\$ 50.00
6305	Accounting				\$ 190.00	\$ 195.00	\$ 195.00
6310	Insurance Expense				\$ 3,000.00	\$ 2,479.00	\$ 3,000.00
6330	Bank Charges				\$ 384.00	\$ 553.22	\$ 32.00
6626	Postage				\$ 50.00	\$ 9.19	\$ 50.00
6635	Centennial Trail Sponsorship/Maintenance				\$ -	\$ 6,681.87	\$ 6,400.00
6900	Web Fees/ Maintenance				\$ 180.00	\$ 3,118.72	\$ 707.00
7508	Property Taxes - HOA Tracts only				\$ 35.00	\$ 63.58	\$ 70.00
<b>Administrative Total</b>					<b>\$ 3,889.00</b>	<b>\$ 13,181.65</b>	<b>\$ 10,504.00</b>

**Total Expenses: \$ 205,317.09 \$ 185,180.55 \$ 220,888.05**

**NET CASH FLOW: \$ (65,558.09) \$ 5,841.34 \$ (22,629.05)**

	Main	Residential	Apartments	
<b>BEGINNING CASH BALANCE:</b>	\$ (84,415.84)	\$ 111,890.21	\$ 44,231.02	\$ 37,532.84
<b>ENDING CASH BALANCE:</b>	\$ (80,411.08)	\$ 157,686.15	\$ 40,490.29	\$ 117,765.36

<b>OPERATING ACCOUNT:</b>	<b>\$ 101,471.99</b>
<b>WORKING CAPITAL ACCOUNT:</b>	<b>\$ 16,293.37</b>

## 2022 Budget - Trutina Residential

<b>INCOME:</b>		Cost/Month	Frequency	# of homes	2021 Budget	2021 Actuals	2022 Budget
5010	Dues: Residential	\$ 120.00	12	163	\$ 175,560.00	\$ 188,069.47	\$ 217,800.00
5012	Dues: Builder	\$ 120.00	6	20	\$ 25,920.00	\$ 25,200.00	\$ 14,400.00
5013	Special Assessments- Fencing					\$ 37,560.09	
<b>Total Homeowner Assessment:</b>					<b>\$ 201,480.00</b>	<b>\$ 250,829.56</b>	<b>\$ 232,200.00</b>
5005	Developer Contribution				\$ -	\$ -	\$ -
<b>Total Income:</b>					<b>\$ 201,480.00</b>	<b>\$ 250,829.56</b>	<b>\$ 232,200.00</b>
<b>EXPENSES:</b>		Cost	Frequency	SqFt	2021 Budget	2021 Actuals	2022 Budget
<b>Snow Removal Expenses</b>							
6615	Streets/Sidewalks/Driveways				\$ 33,760.00	\$ 28,874.83	\$ 37,000.00
<b>Snow Removal Total</b>					<b>\$ 33,760.00</b>	<b>\$ 28,874.83</b>	<b>\$ 37,000.00</b>
<b>Landscaping Expenses</b>							
6810	Mowing - Commons				\$ 3,094.00	\$ 1,742.94	\$ 2,782.00
6812	Mowing- Homes				\$ 58,417.00	\$ 65,856.20	\$ 100,278.50
6820	Fertilize - Commons				\$ 484.00	\$ 480.27	\$ 544.12
6822	Fertilize- Homes				\$ 8,918.00	\$ 10,044.96	\$ 12,246.00
6830	Turf Spray - Commons & Curb lines				\$ 469.00	\$ 611.34	\$ 1,004.00
6832	Turf Spray - Homes				\$ 4,067.00	\$ 6,951.63	\$ 6,312.00
6843	Master Tree Program- Commons/Homes				\$ 4,500.00	\$ 8,029.21	\$ 6,400.00
6860	Sprinkler Turn On & Blow Out Commons/Homes				\$ 5,700.00	\$ 6,991.38	\$ 7,252.00
6880	Landscape Labor Common Area Irrigation				\$ 450.00	\$ 46.56	\$ 250.00
6890	Planter Beds/Shrub Pruning				\$ 17,110.00	\$ 8,294.92	\$ 27,119.00
<b>Landscaping Total</b>					<b>\$ 103,209.00</b>	<b>\$ 109,049.41</b>	<b>\$ 164,187.62</b>
<b>Common Area Utilities</b>							
6415	Street Lights/Irrigation Meter Electricity				\$ 3,330.00	\$ 3,317.55	\$ 3,930.00
6420	Water				\$ 1,000.00	\$ 594.93	\$ 915.00
<b>Common Area Utilities Total</b>					<b>\$ 4,330.00</b>	<b>\$ 3,912.48</b>	<b>\$ 4,845.00</b>
<b>Common Area Repair &amp; Maintenance</b>							
6440	Private Streets/Parking Lots				\$ -	\$ -	\$ -
6630	Site Amenities/Dog Station Supplies				\$ 400.00	\$ -	\$ 600.00
<b>Common Area Repair &amp; Maintenance Total</b>					<b>\$ 400.00</b>	<b>\$ -</b>	<b>\$ 600.00</b>
<b>Administrative Expenses</b>							
6620	Reserve Account Fund				\$ 33,120.00	\$ 33,120.00	\$ 10,000.00
6626	Postage				\$ 390.00	\$ 1,109.56	\$ 1,030.00
6636	Fencing Special Assessment					\$ 44,291.34	
7505	Management Fee				\$ 17,820.00	\$ 17,796.00	\$ 21,564.00
<b>Administrative Total</b>					<b>\$ 51,330.00</b>	<b>\$ 96,316.90</b>	<b>\$ 32,594.00</b>

**Total Expenses: \$ 193,029.00 \$ 238,153.62 \$ 239,226.62**  
**NET CASH FLOW: \$ 8,451.00 \$ 12,675.94 \$ (7,026.62)**

## 2022 Capital Expenses Budget

INCOME:		Cost/Month	Frequency	# of homes	2021 Budget	2021 Actuals	2022 Budget
5045	Initiation Fees	\$ 120.00	1	20	\$ 4,158.00	\$ 4,440.00	\$ 2,400.00
5050	Interest				\$ 8.00	\$ 3.42	\$ 4.00
<b>Total Income:</b>		\$ -			\$ 4,166.00	\$ 4,443.42	\$ 2,404.00

EXPENSES:							
6621-900	Garden Pergola Staining				\$ -	\$ 6,280.00	\$ 5,578.95
6621-900							\$ -
6621-900							
6621-900							
<b>Total Expenses:</b>					\$ -	\$ 6,280.00	\$ 5,578.95
<b>Net Cash Flow</b>					\$ 4,166.00	\$ (1,836.58)	\$ (3,174.95)