

**Northwood Trails HOA  
Multi Year Budget Projections**

	2024	2025
<b>REVENUE:</b>	\$ 661.00	\$ 695.00
Base Assessment	\$ 303,399.00	\$ 319,005.00
Discounts Taken	\$ (9,000.00)	\$ (9,000.00)
Less: Provision for Bad Debts	\$ (3,500.00)	\$ (3,500.00)
Late Fees/Lien Fees	\$ 1,000.00	\$ 1,000.00
Interest on Investments	\$ 500.00	\$ 500.00
Other Income		
Grant Revenue		
Future Projects TBD		\$ (15,000.00)
<b>Total Revenues</b>	<u>\$ 292,399.00</u>	<u>\$ 293,005.00</u>
<b>EXPENSES:</b>		
<b>Administrative Expenses</b>		
50100 Admin Fee	\$ 6,000.00	\$ 6,000.00
50300 Other Services	\$ 500.00	\$ 500.00
50400 Insurance	\$ 6,500.00	\$ 6,500.00
50450 Tax/Audit/Report Service	\$ 600.00	\$ 600.00
50500 Legal Services	\$ 5,000.00	\$ 5,000.00
50505 Project - Restrictions	\$ 3,500.00	\$ -
50700 Postage	\$ 600.00	\$ 800.00
50621 Meetings	\$ 800.00	\$ 800.00
51936 Newsletter (incl. postage)	\$ 3,000.00	\$ 3,000.00
52400 Other	\$ 350.00	\$ 350.00
<b>Total Administrative Expenses</b>	<u>\$ 26,850.00</u>	<u>\$ 23,550.00</u>
<b>Operating Expenses</b>		
50600 Grounds	\$ 54,000.00	\$ 60,000.00
50617 Pond/Dam	\$ 15,000.00	\$ 15,000.00
50618 Pool	\$ 64,125.00	\$ 65,000.00
51900 Social Activities	\$ 6,000.00	\$ 6,000.00
52200 Utilities-Electric	\$ 6,000.00	\$ 6,000.00
52201 Utilities-Gas	\$ 3,000.00	\$ 3,000.00
52202 Utilities-Water	\$ 8,000.00	\$ 8,000.00
52203 Website	\$ 1,000.00	\$ 1,000.00
<b>Total Operating Expenses</b>	<u>\$ 157,125.00</u>	<u>\$ 164,000.00</u>
<b>Non-Operating Expenses</b>		
50622 Trail Repair/Replace	\$ 70,000.00	\$ 70,000.00
50622 Common Area Improvements	\$ 25,000.00	\$ 15,000.00
Pool Repairs	\$ 18,200.00	\$ 15,000.00
<b>Total Non-operating Expenses</b>	<u>\$ 113,200.00</u>	<u>\$ 100,000.00</u>
<b>Total Expenses</b>	<u>\$ 297,175.00</u>	<u>\$ 287,550.00</u>
<b>Excess of Revenues Over Expenses</b>	<u>\$ (4,776.00)</u>	<u>\$ 5,455.00</u>

2026

\$ 695.00

\$ 319,005.00

\$ (9,000.00)

\$ (3,500.00)

\$ 1,000.00

\$ 500.00

\$ (15,000.00)

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\$ 23,550.00

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\$ 15,000.00

\$ 65,000.00

\$ 7,000.00

\$ 6,500.00

\$ 3,500.00

\$ 9,000.00

\$ 1,000.00

\$ 167,000.00

\$ 85,000.00

\$ 15,000.00

\$ 100,000.00

\$ 290,550.00

\$ 2,455.00