

**Northwood Trails HOA
Multi Year Budget Projections**

	2024	2025	2026	2027	2028
REVENUE:	\$ 661.00	\$ 661.00	\$ 675.00	\$ 695.00	\$ 730.00
Base Assessment	\$ 302,940.00	\$ 303,399.00	\$ 309,825.00	\$ 319,005.00	\$ 335,070.00
Discounts Taken	\$ (9,000.00)	\$ (10,000.00)	\$ (10,000.00)	\$ (10,000.00)	\$ (10,000.00)
Less: Provision for Bad Debts	\$ (3,500.00)	\$ (3,500.00)	\$ (3,500.00)	\$ (3,500.00)	\$ (3,500.00)
Late Fees/Lien Fees	\$ 1,000.00	\$ 2,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Interest on Investments	\$ 500.00	\$ 3,000.00	\$ 500.00	\$ 500.00	\$ 500.00
Other Income					
Grant Revenue					
Pool Liner / Future Projects		\$ (15,000.00)	\$ (15,000.00)	\$ (15,000.00)	\$ (15,000.00)
Total Revenues	<u>\$ 291,940.00</u>	<u>\$ 279,899.00</u>	<u>\$ 282,825.00</u>	<u>\$ 292,005.00</u>	<u>\$ 308,070.00</u>
EXPENSES:					
Administrative Expenses					
50100 Admin Fee	\$ 6,000.00	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00
50300 Other Services	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00
50400 Insurance	\$ 6,500.00	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00
50450 Tax/Audit/Report Service	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00
50500 Legal Services	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
50505 Project - Resrictions	\$ 3,500.00	\$ 1,000.00	\$ 500.00	\$ -	\$ -
50700 Postage	\$ 600.00	\$ 600.00	\$ 800.00	\$ 800.00	\$ 800.00
50621 Meetings	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00
51936 Newsletter (incl. postage)	\$ 3,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00
52400 Other	\$ 350.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Total Administrative Expenses	<u>\$ 26,850.00</u>	<u>\$ 27,500.00</u>	<u>\$ 27,200.00</u>	<u>\$ 26,700.00</u>	<u>\$ 26,700.00</u>

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		2024	2025	2026	2027	2028
Operating Expenses						
50600	Grounds	\$ 54,000.00	\$ 58,500.00	\$ 60,255.00	\$ 62,062.65	\$ 63,924.53
50617	Pond/Dam	\$ 15,000.00	\$ 12,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
50618	Pool	\$ 64,125.00	\$ 67,350.00	\$ 69,370.50	\$ 71,451.62	\$ 73,595.16
51900	Social Activities	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00
52200	Utilities-Electric	\$ 6,000.00	\$ 6,500.00	\$ 6,500.00	\$ 7,000.00	\$ 7,000.00
52201	Utilities-Gas	\$ 3,000.00	\$ 3,500.00	\$ 3,500.00	\$ 4,000.00	\$ 4,000.00
52202	Utilities-Water	\$ 8,000.00	\$ 8,000.00	\$ 9,000.00	\$ 9,500.00	\$ 9,500.00
52203	Website	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Total Operating Expenses		\$ 157,125.00	\$ 162,850.00	\$ 170,625.50	\$ 176,014.27	\$ 180,019.69
Non-Operating Expenses						
50622	Trail Repair/Replace	\$ 70,000.00	\$ 75,000.00	\$ 80,000.00	\$ 85,000.00	\$ 85,000.00
	Dock/Pier repairs		\$ 10,000.00			
50622	Common Area Improvements	\$ 37,000.00	\$ 13,000.00			
	Pool Repairs	\$ 18,200.00	\$ 13,350.00			
Total Non-operating Expenses		\$ 125,200.00	\$ 111,350.00	\$ 80,000.00	\$ 85,000.00	\$ 85,000.00
Total Expenses		\$ 309,175.00	\$ 301,700.00	\$ 277,825.50	\$ 287,714.27	\$ 291,719.69
Excess of Revenues Over Expenses		\$ (17,235.00)	\$ (21,801.00)	\$ 4,999.50	\$ 4,290.73	\$ 16,350.31