

Northwood Trails HOA
Multi Year Budget Projections

		2025	2026	2027	2028
REVENUE:		\$ 660.00	\$ 700.00	\$ 750.00	\$ 800.00
Base Assessment		\$ 302,940.00	\$ 321,300.00	\$ 344,250.00	\$ 367,200.00
Discounts Taken		\$ (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)
Late Fees/Lien Fees		\$ 2,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Interest on Investments		\$ 3,000.00	\$ 4,000.00	\$ 4,000.00	\$ 3,000.00
Other Income					
Entrance Monuments					
Pool Liner / Future Projects		\$ (15,000.00)	\$ (15,000.00)	\$ (15,000.00)	\$ (15,000.00)
Total Revenues		\$ 279,440.00	\$ 297,800.00	\$ 320,750.00	\$ 342,700.00
EXPENSES:					
Administrative Expenses					
50100 Admin Fee		\$ 7,000.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00
50300 Other Services		\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00
50400 Insurance		\$ 7,000.00	\$ 7,500.00	\$ 7,500.00	\$ 8,000.00
50450 Tax/Audit/Report Service		\$ 600.00	\$ 800.00	\$ 800.00	\$ 1,000.00
50500 Legal Services		\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
50505 Project - Restrictions		\$ 1,000.00	\$ 250.00		\$ -
50700 Postage		\$ 600.00	\$ 800.00	\$ 800.00	\$ 800.00
50621 Meetings		\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00
51936 Newsletter (incl. postage)		\$ 4,000.00	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00
52400 Other		\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Total Administrative Expenses		\$ 27,500.00	\$ 28,650.00	\$ 28,400.00	\$ 29,100.00
Operating Expenses					
50600 Grounds		\$ 58,500.00	\$ 60,000.00	\$ 62,000.00	\$ 64,000.00
50617 Pond/Dam		\$ 12,000.00	\$ 14,000.00	\$ 15,000.00	\$ 15,000.00
50618 Pool		\$ 67,350.00	\$ 68,000.00	\$ 70,000.00	\$ 72,000.00
51900 Social Activities		\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00
52200 Utilities-Electric		\$ 6,500.00	\$ 8,000.00	\$ 8,000.00	\$ 8,500.00
52201 Utilities-Gas		\$ 3,500.00	\$ 3,800.00	\$ 4,000.00	\$ 4,200.00
52202 Utilities-Water		\$ 8,000.00	\$ 11,000.00	\$ 11,000.00	\$ 11,500.00
52203 Website		\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Total Operating Expenses		\$ 162,850.00	\$ 171,800.00	\$ 177,000.00	\$ 182,200.00
Non-Operating Expenses					
50622 Trail Repair/Replace		\$ 75,000.00	\$ 85,000.00	\$ 100,000.00	\$ 110,000.00
Dock Pier repairs		\$ 10,000.00			
50622 Common Area Improvements		\$ 13,000.00	\$ 47,000.00		\$ 25,000.00
Pool Repairs		\$ 13,350.00		\$ 15,000.00	
Total Non-operating Expenses		\$ 111,350.00	\$ 132,000.00	\$ 115,000.00	\$ 135,000.00
Total Expenses		\$ 301,700.00	\$ 332,450.00	\$ 320,400.00	\$ 346,300.00
Excess of Revenues Over Expenses		\$ (22,260.00)	\$ (34,650.00)	\$ 350.00	\$ (3,600.00)

		2029	2030
REVENUE:		\$ 800.00	\$ 800.00
	Base Assessment	\$ 367,200.00	\$ 367,200.00
	Discounts Taken	\$ (10,000.00)	\$ (10,000.00)
	Less: Provision for Bad Debts	\$ (3,500.00)	\$ (3,500.00)
	Late Fees/Lien Fees	\$ 1,000.00	\$ 1,000.00
	Interest on Investments	\$ 3,000.00	\$ 3,000.00
	Other Income		
	Entrance Monuments		
	Pool Liner / Future Projects		
	Total Revenues	\$ 357,700.00	\$ 357,700.00
EXPENSES:			
	Administrative Expenses		
50100	Admin Fee	\$ 7,500.00	\$ 7,500.00
50300	Other Services	\$ 500.00	\$ 500.00
50400	Insurance	\$ 8,000.00	\$ 8,000.00
50450	Tax/Audit/Report Service	\$ 1,000.00	\$ 1,000.00
50500	Legal Services	\$ 5,000.00	\$ 5,000.00
50505	Project - Restrictions	\$ -	\$ -
50700	Postage	\$ 900.00	\$ 900.00
50621	Meetings	\$ 800.00	\$ 800.00
51936	Newsletter (incl. postage)	\$ 5,000.00	\$ 5,000.00
52400	Other	\$ 1,000.00	\$ 1,000.00
	Total Administrative Expenses	\$ 29,700.00	\$ 29,700.00
	Operating Expenses		
50600	Grounds	\$ 66,000.00	\$ 66,000.00
50617	Pond/Dam	\$ 17,000.00	\$ 18,000.00
50618	Pool	\$ 74,000.00	\$ 76,000.00
51900	Social Activities	\$ 6,000.00	\$ 6,000.00
52200	Utilities-Electric	\$ 9,000.00	\$ 9,000.00
52201	Utilities-Gas	\$ 4,500.00	\$ 4,500.00
52202	Utilities-Water	\$ 12,000.00	\$ 12,500.00
52203	Website	\$ 1,000.00	\$ 1,000.00
	Total Operating Expenses	\$ 189,500.00	\$ 193,000.00
	Non-Operating Expenses		
50622	Trail Repair/Replace	\$ 135,000.00	\$ 135,000.00
	Dock Pier repairs		
50622	Common Area Improvements		
	Pool Repairs	\$ -	\$ -
	Total Non-operating Expenses	\$ 135,000.00	\$ 135,000.00
	Total Expenses	\$ 354,200.00	\$ 357,700.00
	Excess of Revenues Over Expenses	\$ 3,500.00	\$ -