	8% increase
Total Annual dues	**538,970.76**

	Approved 2023
Operating Income	
Association Dues- Operating	427,412.03
Association Dues-Garage Spac	1,982.88
Trails End 101 Rental Income	-
Trails End 103 Rental Income	40,000.00
Vending Income	1,600.00
Ski Locker Income	425.00
Miscellaneous Income	0.00
Total Operating Income	471,419.91
Operating Expense	
Access System Maintenance	1,500.00
Adminstrative Expense	-
Audit/Financial Review	7,300.00
Cable	45,550.00
Directors	5,000.00
Elevator Repairs & Maintenance	12,200.00
Fireplace Inspections	10,920.00
General Maintenance & Repairs	
Carpet & Tile Cleaning	6,000.00
Interior Bldg Cleaning	-
Area Rug Maintenance	4,800.00
General Maintenance	8,500.00
Total Maintenance & Repairs	19,300.00
Insurance	31,115.00
Internet Service	31,535.91
Landscaping	4,000.00
Legal Fees	800.00
Management Fees	85,584.00
Miscellaneous Expense	250.00
Operating Deficit	5,000.00
Postage	800.00
Snow Removal	
Plow Contract	5,490.00
Hauling	1,500.00
Roof Snow Removal	2,500.00
Total Snow Removal	9,490.00
Sewer	34,028.00
Spa Maint/Supplies	7,500.00
Supplies	4,200.00
Telephone	5,152.00
Trash Removal	11,500.00
Upper Village HOA	16,250.00

Utilities	
Natual Gas	36,500.00
Electric	27,000.00
Total Utilities	63,500.00
Water	26,680.00
Condo #101 Expenses	
Repairs & Maintenance	500.00
Electric	-
Association Dues	4,383.00
Property Taxes	1,920.00
Total Condo #101 Expenses	6,803.00
Condo #103 Expenses	
Repairs & Maintenance	2,500.00
Manager Fee	16,000.00
Electric	780.00
Association Dues	4,332.00
Property Taxes	1,850.00
Total Condo #103 Expenses	25,462.00
Total Operating Expense	471,419.91
Net Operating Income	-
Reserve Income	
Association Dues- Reserve	109,575.85
Interest Income	160.00
Total Reserve Income	109,735.85
Reserve Expense	
Board Approved Special Projects	
Contr. to Reserves	109,735.85
Total Reserve Expense	109,735.85
Total Income	**581,155.76**
Total Expense	**581,155.76**