

**The Trails Homeowner's Association
2023 Approved Budget**

Comments

Total Number of Units - The Trails	188	
Assessment Fee Rate - The Trails	\$150.00	unit count to increase dependent upon sales per quarter
Total Number of Units - The Enclave	76	
Assessment Fee Rate - The Enclave	\$675.00	per quarter (The Trails Assessment + \$175 per month additional Enclave Assessment)

INCOME

Assessments

4001 - Operating Assessment Fee \$318,000.00

Contribution

4101 - Developer's Contribution \$0.00

Other Income

4202 - Late Fee/Non-Payment Fee \$0.00

Pass Thru Costs

4302 - Delinquent Letter \$0.00

TOTAL INCOME \$318,000.00

EXPENSES

Pass thru expenses

5002 - Delinquent Letter \$0.00

5003 - Recorded Lien Generation \$0.00

5007 - Non-Compliance Letter \$0.00

Professional

5101 - Association Management Fee \$12,672.00

5104 - Administrative Fee \$0.00

5108 - CPA/Audits \$310.00

5114 - Site Review: Non-Compliance and Common Areas \$0.00

Total Professional \$12,982.00

at rate of \$4 per unit per month

based on previous year budget

Office Expenses

5201 - Postage \$5,600.00

5202 - Copies \$160.00

5203 - Office Supplies \$50.00

5204 - Bank Service Fee \$96.00

5206 - Storage of Records \$0.00

Total Office Expenses \$5,906.00

Insurance Expenses

5301 - Liability/Property \$1,000.00

Trails Landscape/Grounds Expenses

5403 - Spring/Fall Cleanup (formerly Common Area Maintenance) \$2,400.00

5404 - Turf Fertilizer/Weed Control \$16,330.00

5405 - Shrub Beds/Non-Turf Weed Control \$0.00

5406 - Irrigation Services \$8,000.00

5407 - Trees - Deep Root Feed \$0.00

5408 - Lawn Aeration \$1,250.00

5409 - Shrub/ Tree Trimming \$0.00

5416 - Lawn Services \$36,400.00

Trails Landscape/Grounds Expenses \$64,380.00

Updated for 2023

The Enclave Landscape/Grounds Expenses

5403 - Spring/Fall Cleanup (formerly Common Area Maintenance) \$4,860.00

5404 - Turf Fertilizer/Weed Control \$9,900.00

5405 - Shrub Beds/Non-Turf Weed Control \$1,700.00

5406 - Irrigation Services \$1,000.00

5407 - Trees - Deep Root Feed \$0.00

5408 - Lawn Aeration \$1,850.00

5409 - Shrub/Tree Trimming \$0.00

5410 - Dethatch \$1,400.00

5416 - Lawn Services \$62,160.00

Trash Disposal \$2,600.00

Common Area Blow-Down \$1,000.00

Misc Gate Servicing \$2,500.00

Dog Waste Bags	\$216.00	
The Enclave Landscape/Grounds Expenses	\$89,186.00	
<u>The Trails - Roads/Trails/Parking Lots/Driveways</u>		
5708 - Road Snow Removal	\$8,625.00	
<u>The Enclave - Roads/Trails/Parking Lots/Driveways</u>		
5708 - Road Snow Removal	\$8,625.00	*Assume 15 occurrences
5709 - De-Icer	\$11,500.00	*Assume 20 occurrences
The Enclave - Roads/Trails/Parking Lots/Driveways	\$20,125.00	
<u>The Trails - Utilities</u>		
6502 - Electricity	\$1,750.00	Updated for 2023
6515 - Water	\$24,000.00	Updated for 2023
6518 - Irrigation Rate Adjustment	\$0.00	
6519 - Irrigation Controller Data Plan	\$360.00	
The Trails - Total Utilities	\$26,110.00	
<u>The Enclave - Utilities</u>		
6502 - Electricity	\$1,750.00	Unknown due to Gate & Street Lights
6515 - Water	\$5,537.79	
6518 - Irrigation Rate Adjustment	\$0.00	
6519 - Irrigation Controller Data Plan	\$360.00	
6520 - Entry Gate Data Plan	\$0.00	None per gate installer
6521 - Transponders / Gate Clickers	\$0.00	\$50 per clicker - bill back to HO
The Enclave - Total Utilities	\$7,647.79	
<u>The Trails - Taxes</u>		
6701 - Property Taxes	\$200.00	Updated for 2023
6702 - State Taxes	\$75.00	
The Trails - Total Taxes	\$275.00	
<u>The Enclave - Taxes</u>		
6701 - Property Taxes	\$200.00	
6702 - State Taxes	\$15.00	
The Enclave - Total Taxes	\$215.00	
TOTAL EXPENSES	\$236,451.79	
<u>The Enclave - Reserves</u>		
Tree Grates (20 yr UL)	\$189.30	
Street Repairs/Replacement (20 yr UL)	\$15,000.00	Est \$300,000 for full replacement
Sport Court Resurface (8 - 10 yr UL)	\$1,250.00	
Sport Court Replacement Nettings (5 yr UL)	\$400.00	
Sidewalk/Walking Paths Repair/Replacement (20 yr UL)	\$8,750.00	
Trash Receptacles (3) (10yr UL)	\$570.00	
Dog Waste Station (2) (5 yr UL)	\$120.00	
Bike Racks (10 yr UL)	\$240.00	
Structure (Paint) (5 yr UL)	\$400.00	
Pedestrian Gates (x3) (10 yr UL)	\$800.00	Est of \$2,000 per gate
Vehicle Entry Gates (x2) (10 yr UL)	\$4,000.00	
Gate Operators (x2) (5yr UL)	\$3,320.00	
Common Area Fencing (Vinyl) (20 yr UL)	\$7,500.00	
Garden Fence (Metal) (10 yr UL)	\$1,000.00	
Raised Garden Boxes (10 yr UL)	\$1,500.00	
Tables/Benches (20 yr UL)	\$2,395.00	
Steel Fencing (around planter) (10 yr UL)	\$750.00	
The Enclave - TOTAL RESERVES	\$48,184.30	
NET INCOME	\$33,363.91	