

**The Trails Homeowner's Association
2024 Approved Budget**

	<u>2024</u>	<u>Notes</u>
Total Number of Units - The Trails	195	
Assessment Fee Rate - The Trails	\$52.00	per month
Total Number of Units - The Enclave	76	
Assessment Fee Rate - The Enclave	\$152.00	per month

INCOME

Assessments

4001 - Master Association Assessment Fee	\$169,104.00
4003 - Enclave Sub-Association Assessment Fee	\$138,624.00

Contribution

4101 - Developer's Contribution	\$36,000.00
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Other Income

4201 - Late Fee/Non-Payment Fee	\$0.00
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Pass Thru Costs

4301 - Delinquent Letter Fee	\$0.00
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TOTAL INCOME **\$343,728.00**

EXPENSES

Pass thru expenses

5001 - Delinquent Letter Generation	\$0.00
5002 - Recorded Lien Generation	\$0.00
5003 - Non-Compliance Letters	\$0.00
5004 - Collection Expenditures	\$0.00

Professional

5101 - Association Management Fee	\$21,138.00
5102 - Administrative Fee	\$0.00
5103 - CPA/Audits	\$500.00
5104 - Legal	\$0.00
5105 - Site Review: Non-Compliance and Common Areas	\$0.00
5106 - Reserve Transfer	\$0.00

Total Professional \$21,638.00

Office Expenses

5201 - Postage	\$2,000.00
5202 - Copies	\$160.00
5203 - Office Supplies	\$50.00
5204 - Bank Service Fee	\$96.00

5205 - Storage of Records \$0.00

Total Office Expenses \$2,306.00

Insurance Expenses

5301 - Liability/Property \$1,200.00

Trails Landscape/Grounds Expenses

5401 - Spring/Fall Cleanup \$4,000.00

5402 - Turf Fertilizer/Weed Control \$25,000.00

5403 - Shrub Beds/Non-Turf Weed Control \$0.00

5404 - Irrigation Services \$2,500.00

5405 - Trees - Deep Root Feed \$0.00

5406 - Lawn Aeration \$1,500.00

5407 - Shrub/ Tree Trimming \$0.00

5408 - Lawn Services \$60,000.00

5409 - Dethatch \$2,000.00

Trails Landscape/Grounds Expenses \$95,000.00

The Enclave Landscape/Grounds Expenses

5501 - Spring/Fall Cleanup \$2,000.00

5502 - Turf Fertilizer/Weed Control \$10,000.00

5503 - Shrub Beds/Non-Turf Weed Control \$2,500.00

5504 - Irrigation Services \$1,000.00

5505 - Trees - Deep Root Feed \$1,500.00

5506 - Lawn Aeration \$1,850.00

5507 - Shrub/Tree Trimming

5508 - Lawn Services \$30,000.00

5509 - Dethatch \$1,400.00

5510 - Janitorial \$2,600.00

5511 - Common Area Blow-Down \$1,000.00

5512 - Dog Waste Bags \$300.00

The Enclave Landscape/Grounds Expenses \$54,150.00

The Enclave Access Expenses

5601 - Gate Access System Fees \$3,164.40

5602 - Gate Access Hardware \$200.00

5603 - Gate Repair Fees \$2,500.00

Fobs

The Enclave Access Expenses \$5,864.40

The Trails - Roads/Trails/Parking Lots/Driveways

5701 - Snow Removal \$8,625.00

The Enclave - Roads/Trails/Parking Lots/Driveways

5801 - Snow Removal \$8,625.00

5802 - De-Icer \$17,000.00

*Assume 15 occurrences

*Assume 20 occurrences

The Enclave - Roads/Trails/Parking Lots/Driveways \$25,625.00

The Trails - Utilities

6501 - Electricity	\$1,750.00
6502 - Water	\$50,000.00
6503 - Irrigation Rate Adjustment	\$0.00
6504 - Irrigation Controller Data Plan	\$360.00

The Trails - Total Utilities \$52,110.00

The Enclave - Utilities

6601 - Enclave Electricity	\$1,750.00
6602 - Enclave Water	\$15,000.00
6603 - Irrigation Rate Adjustment	\$0.00
6604 - Irrigation Controller Data Plan	\$360.00

The Enclave - Total Utilities \$17,110.00

The Trails - Taxes

6701 - Property Taxes	\$200.00
6702 - State Taxes	\$75.00
6703 - Sales Taxes	\$1,000.00

The Trails - Total Taxes \$1,275.00

The Enclave - Taxes

6801 - Property Taxes	\$200.00
6802 - State Taxes	\$50.00
6803 - Sales Taxes	\$1,000.00

The Enclave - Total Taxes \$1,250.00

The Trails Total Expenses \$182,154.00

The Enclave Total Expenses \$103,999.40

TOTAL EXPENSES \$286,153.40

The Enclave - Reserves

7001 - Street Repairs/Replacements	\$15,000.00	(20yr est. UL)
7002 - Sidewalk/Walking Path Repairs/Replacements	\$8,750.00	(20yr est. UL)
7003 - Bike Racks	\$240.00	(10yr est. UL)
7004 - Dog Waste Stations	\$120.00	(5yr est. UL)
7005 - Overhead Structure(s)	\$400.00	(5yr est. UL)
7006 - Tables/Benches	\$2,395.00	(20yr est. UL)
7007 - Trash Receptacles	\$570.00	(10yr est. UL)
7008 - Monument Signs		
7014 - Tree Grates	\$189.30	(20yr est. UL)
7015 - Sport Court Resurface	\$1,250.00	(8-10yr est. UL)
7016 - Sport Court Replacement Nettings	\$400.00	(5yr est. UL)
7017 - Pedestrian Gates (4)	\$800.00	(10yr est. UL)
7018 - Pedestrian Gate Access Systems (4)	\$4,004.32	(5yr est. UL)
7019 - Vehicle Entry Gates (2)	\$4,000.00	(10yr est. UL)
7020 - Gate Operators (2)	\$3,320.00	(5yr est. UL)
7021 - Garden Fence (Metal) (10 yr UL)	\$1,000.00	(10yr est. UL)
7022 - Raised Garden Boxes	\$1,500.00	(10yr est. UL)
7023 - Steel Fencing (around planter)	\$750.00	(10yr est. UL)
7024 - Common Area Fencing (Vinyl) *Note: To be Removed by Dev.	\$7,500.00	(20yr est. UL)

The Enclave - TOTAL RESERVES

\$52,188.62

NET INCOME

\$5,385.98