

**Foxtail/Parkllyn Homeowner's Association  
2025 Approved Budget**

|   | <u>2025</u> | <u>Notes</u> |
|---|-------------|--------------|
| Total Number of Units (Foxtail Standard)            | 314         |              |
| Assessment Fee Rate (Foxtail Standard)              | \$42.00     |              |
| <br>  |             |              |
| Total Number of Units (Rear-Loaded Lots - Parkllyn) | 161         |              |
| Assessment Fee Rate (Rear-Loaded Lots - Parkllyn)   | \$55.00     |              |

**INCOME**

Assessments

|  |              |  |
|--|--------------|--|
| 4001 - Master Association Assessment Fee       | \$239,400.00 |  |
| 4002 - Parkllyn Sub-Association Assessment Fee | \$106,260.00 |  |

Contribution

|                                 |             |  |
|---------------------------------|-------------|--|
| 4101 - Developer's Contribution | \$45,000.00 |  |
|---------------------------------|-------------|--|

Other Income

|                                 |        |  |
|---------------------------------|--------|--|
| 4201 - Late Fee/Non-Payment Fee | \$0.00 |  |
|---------------------------------|--------|--|

Pass Thru Costs

|                              |        |  |
|------------------------------|--------|--|
| 4301 - Delinquent Letter Fee | \$0.00 |  |
|------------------------------|--------|--|

|                     |                     |  |
|---------------------|---------------------|--|
| <b>TOTAL INCOME</b> | <b>\$390,660.00</b> |  |
|---------------------|---------------------|--|

**EXPENSES**

Pass thru expenses

|   |        |  |
|---|--------|--|
| 5001 - Delinquent Letter Generation     | \$0.00 |  |
| 5002 - Recorded Lien Generation         | \$0.00 |  |
| 5003 - Non-Compliance Letter Generation | \$0.00 |  |

Professional

|   |             |  |
|---|-------------|--|
| 5101 - Association Management Fee                   | \$51,300.00 |  |
| 5102 - Administrative Fee                           | \$0.00      |  |
| 5103 - CPA/Audits                                   | \$400.00    |  |
| 5104 - Legal  | \$1,000.00  |  |
| 5105 - Site Review: Non-Compliance and Common Areas | \$0.00      |  |

Total Professional \$52,700.00

Office Expenses

|                           |            |
|---------------------------|------------|
| 5201 - Postage            | \$4,000.00 |
| 5202 - Copies             | \$250.00   |
| 5203 - Office Supplies    | \$50.00    |
| 5204 - Bank Service Fee   | \$96.00    |
| 5205 - Storage of Records | \$0.00     |

Total Office Expenses \$4,396.00

Insurance Expenses

|                           |            |
|---------------------------|------------|
| 5301 - Liability/Property | \$2,100.00 |
|---------------------------|------------|

Landscape/Grounds Expenses

|   |             |
|---|-------------|
| 5401 - Spring/Fall Cleanup (formerly Common Area Maintenance) | \$15,000.00 |
| 5402 - Turf Fertilizer/Weed Control                           | \$20,000.00 |
| 5403 - Shrub Beds/Non-Turf Weed Control                       | \$0.00      |
| 5404 - Irrigation Services                                    | \$3,000.00  |
| 5405 - Trees - Deep Root Feed                                 | \$0.00      |
| 5406 - Lawn Aeration  | \$1,000.00  |
| 5407 - Shrub/ Tree Trimming                                   | \$2,000.00  |
| 5408 - Lawn Services  | \$75,000.00 |
| 5409 - Detach   | \$2,500.00  |
| 5410 - Janitorial   | \$0.00      |
| 5411 - Winterization  | \$1,000.00  |

Total Landscape/Grounds Expenses \$119,500.00

Landscape/Grounds Expenses - Parkllyn

|   |             |
|---|-------------|
| 5501 - Spring/Fall Cleanup (Sub-Association)              | \$8,000.00  |
| 5502 - Turf Fertilizer/Weed Control (Sub-Association)     | \$20,000.00 |
| 5503 - Shrub Beds/Non-Turf Weed Control (Sub-Association) | \$0.00      |
| 5504 - Irrigation Services (Sub-Association)              | \$3,000.00  |
| 5505 - Trees - Deep Root Feed (Sub-Association)           | \$0.00      |
| 5506 - Lawn Aeration (Sub-Association)                    | \$1,000.00  |
| 5507 - Shrub/ Tree Trimming (Sub-Association)             | \$4,000.00  |
| 5508 - Lawn Services (Sub-Association)                    | \$60,000.00 |
| 5509 - Dethatch (Sub-Association)                         | \$2,500.00  |
| 5510 - Janitorial (Sub-Association)                       | \$3,000.00  |
| 5511 - Winterization (Sub-Association)                    | \$4,000.00  |
| 5512 - Dog Waste Bags (Sub-Association)                   | \$300.00    |
| 5513 - Common Area Blow-Down (Sub-Association)            | \$0.00      |

Total Landscape/Grounds Expenses - Sub-Association \$105,800.00

Roads/Trails/Parking Lots/Driveways

5701 - Snow Removal \$15,000.00

Roads/Trails/Parking Lots/Driveways - Sub-Association

5801 - Snow Removal (Sub-Association) \$15,000.00

5802 - De-Icer (Sub-Association) \$20,000.00

Total Roads/Trails/Parking Lots/Driveways - Sub-Association \$35,000.00

Utilities

6501 - Electricity \$10,000.00

6502 - Water \$20,000.00

6504 - Irrigation Controller Data Plan \$500.00

Total Utilities \$30,500.00

Utilities - Sub-Association

6601 - Electricity (Sub-Association) \$5,000.00

6602 - Water (Sub-Association) \$15,000.00

6604 - Irrigation Controller Data Plan (Sub-Association) \$500.00

6605 - Electric for Parkllyn Restroom Structure \$1,000.00

6606 - Santitation for Parkllyn Restroom Structure \$1,200.00

Total Utilities - Sub-Association \$21,500.00

Taxes

6701 - Property Taxes \$1,000.00

6702 - State Taxes \$50.00

6703 - Sales Tax \$2,000.00

Total Taxes \$3,050.00

Taxes - Sub-Association

6801 - Property Taxes (Sub-Association) \$200.00

6802 - State Taxes (Sub-Association) \$0.00

6803 - Sales Taxes (Sub-Association) \$1,500.00

Total Taxes - Sub-Association

**TOTAL EXPENSES \$389,546.00**

RESERVES

7001 - Street Repairs/Replacements

7002 - Sidewalk/Walking Path Repairs/Replacements (20yr est. UL)

7003 - Bike Racks (10yr est. UL)

7004 - Dog Waste Stations (5yr est. UL)

7005 - Overhead Structure(s) (5yr est. UL)

|   |                |
|---|----------------|
| 7006 - Tables/Benches                                   | (20yr est. UL) |
| 7007 - Trash Receptacles                                | (10yr est. UL) |
| 7008 - Monument Signs                                   |                |
| 7009 - The Dig Playground Equipment                     | (30yr est. UL) |
| 7010 - The Hangout - Common Area Amenities              | (30yr est. UL) |
| 7011 - The North Park Amenities                         |                |
| 7012 - Bathroom Structure Maintenance/Replacement Costs | (30yr est. UL) |
| 7013 - Windmill   |                |

|                       |               |
|-----------------------|---------------|
| <b>TOTAL RESERVES</b> | <b>\$0.00</b> |
|-----------------------|---------------|

|                   |                   |
|-------------------|-------------------|
| <b>NET INCOME</b> | <b>\$1,114.00</b> |
|-------------------|-------------------|