

**The Trails Homeowner's Association
2025 Approved Budget**

	<u>2025</u>	<u>Notes</u>
Total Number of Units - The Trails	217	
Assessment Fee Rate - The Trails	\$65.00	per month
Total Number of Units - The Enclave	5	
Assessment Fee Rate - The Enclave	\$152.00	per month

INCOME

Assessments

4001 - Master Association Assessment Fee	\$173,160.00
4003 - Enclave Sub-Association Assessment Fee	\$9,120.00

Contribution

4101 - Developer's Contribution	\$120,000.00
---------------------------------	--------------

Other Income

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

Pass Thru Costs

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

TOTAL INCOME **\$302,280.00**

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	\$23,976.00
5102 - Administrative Fee	\$0.00
5103 - CPA/Audits	\$500.00
5104 - Legal	\$1,000.00
5105 - Site Review: Non-Compliance and Common Areas	\$0.00
5106 - Reserve Transfer	\$0.00

Total Professional \$25,476.00

Office Expenses

5201 - Postage	\$2,600.00
5202 - Copies	\$160.00
5203 - Office Supplies	\$50.00
5204 - Bank Service Fee	\$96.00
5205 - Storage of Records	\$0.00

Total Office Expenses \$2,906.00

Insurance Expenses

5301 - Liability/Property \$1,503.31

Trails Landscape/Grounds Expenses

5401 - Spring/Fall Cleanup \$4,000.00
5402 - Turf Fertilizer/Weed Control \$20,000.00
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 \$1,000.00
5407 - Shrub/ Tree Trimming \$0.00
5408 - Lawn Services \$65,000.00
5409 - Dethatch \$2,000.00

Trails Landscape/Grounds Expenses \$94,500.00

The Enclave Landscape/Grounds Expenses

5501 - Spring/Fall Cleanup \$2,000.00
5502 - Turf Fertilizer/Weed Control \$5,000.00
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 \$25,000.00
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 \$44,150.00

The Enclave Access Expenses

5601 - Gate Access System Fees \$2,000.00
5602 - Gate Access Hardware \$200.00
5603 - Gate Repair Fees \$2,500.00

Fobs

The Enclave Access Expenses \$4,700.00

The Trails - Roads/Trails/Parking Lots/Driveways

5701 - Snow Removal \$8,625.00

The Enclave - Roads/Trails/Parking Lots/Driveways

5801 - Snow Removal \$4,000.00
5802 - De-Icer \$8,000.00

*Assume 15 occurrences

*Assume 20 occurrences

The Enclave - Roads/Trails/Parking Lots/Driveways \$12,000.00

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 \$186,395.31
The Enclave Total Expenses \$79,210.00

TOTAL EXPENSES \$265,605.31

The Enclave - Reserves

7001 - Street Repairs/Replacements	(20yr est. UL)
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	
7014 - Tree Grates	(20yr est. UL)
7015 - Sport Court Resurface	(8-10yr est. UL)
7016 - Sport Court Replacement Nettings	(5yr est. UL)
7017 - Pedestrian Gates (4)	(10yr est. UL)
7018 - Pedestrian Gate Access Systems (4)	(5yr est. UL)
7019 - Vehicle Entry Gates (2)	(10yr est. UL)
7020 - Gate Operators (2)	(5yr est. UL)
7021 - Garden Fence (Metal) (10 yr UL)	(10yr est. UL)
7022 - Raised Garden Boxes	(10yr est. UL)
7023 - Steel Fencing (around planter)	(10yr est. UL)
7024 - Common Area Fencing (Vinyl) *Note: To be Removed by Dev.	(20yr est. UL)

The Enclave - TOTAL RESERVES \$0.00

NET INCOME \$36,674.69