

The Trails Homeowner's Association

2025 Budget

2025 - Budget

	Trails	Enclave	Total
Trails			
Total Number of Units	228		228
Assessment Fee Rate	\$65.00		
Enclave - Interior			
Total Number of Units		5	5
Assessment Fee Rate		\$152.00	
Enclave - Exterior			
Total Number of Units		5	5
Assessment Fee Rate		\$152.00	
Total Units in HOA	228	10	238
Total Units	366	76	442

INCOME

Assessments

4001 - Master Association Assessment Fee 4003	\$171,925.00		\$171,925.00
- Enclave Sub-Association Assessment Fee		\$9,300.00	\$9,300.00
Developer Contribution			
4101 - Developer's Contribution	\$52,334.17	\$71,337.50	\$123,671.67

<u>Other Income</u>			
4201 - Late Fee/Non-Payment Fee	\$0.00	\$0.00	\$0.00
<u>Pass Thru Costs</u>			
4301 - Delinquent Letter Fee	\$0.00	\$0.00	\$0.00
TOTAL INCOME	\$224,259.17	\$80,637.50	\$304,896.67

EXPENSES

Pass thru expenses

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

Professional

5101 - Association Management Fee	\$23,805.00		\$23,805.00
5102 - Association Management Fee		\$558.00	\$558.00
5102 - Administrative Fee	\$0.00	\$0.00	\$0.00
5103 - CPA/Audits	\$250.00	\$250.00	\$500.00
5104 - Legal	\$500.00	\$500.00	\$1,000.00
5105 - Site Review: Non-Compliance and Common Areas	\$0.00	\$0.00	\$0.00
5106 - Reserve Transfer	\$0.00	\$0.00	\$0.00
Total Professional	\$24,555.00	\$1,308.00	\$25,863.00

Office Expenses

5201 - Postage	\$1,235.00	\$130.00	\$1,365.00
5202 - Copies	\$152.00	\$8.00	\$160.00
5203 - Office Supplies	\$25.00	\$25.00	\$50.00
5204 - Bank Service Fee	\$48.00	\$48.00	\$96.00
5205 - Storage of Records	\$0.00	\$0.00	\$0.00
Total Office Expenses	\$1,460.00	\$211.00	\$1,671.00

Insurance Expenses

5301 - Liability/Property	\$1,622.50	\$1,622.50	\$3,245.00
<u>Landscape/Grounds Expenses</u>			
5401 - Spring/Fall Cleanup	\$9,450.00	\$2,950.00	\$12,400.00
5402 - Turf Fertilizer/Weed Control	\$35,850.00	\$9,935.00	\$45,785.00
5403 - Shrub Beds/Non-Turf Weed Control	\$0.00	\$0.00	\$0.00
5404 - Irrigation Services	\$4,830.00	\$805.00	\$5,635.00
5405 - Trees - Deep Root Feed	\$0.00	\$0.00	\$0.00
5406 - Lawn Aeration	\$0.00	\$0.00	\$0.00
5407 - Shrub/ Tree Trimming	\$0.00	\$1,450.00	\$1,450.00
5408 - Lawn Services	\$75,856.67	\$23,296.00	\$99,152.67
5409 - Dethatch	\$0.00	\$0.00	\$0.00
5510 - Janitorial	\$0.00	\$0.00	\$0.00
5511 - Common Area Blow-Down	\$0.00	\$0.00	\$0.00
5512 - Dog Waste Bags	\$0.00	\$0.00	\$0.00
Total - Landscape/Grounds Expenses	\$125,986.67	\$38,436.00	\$164,422.67
<u>The Enclave Access Expenses</u>			
5601 - Gate Access System Fees	\$0.00	\$2,000.00	\$2,000.00
5602 - Gate Access Hardware	\$0.00	\$200.00	\$200.00
5603 - Gate Repair Fees	\$0.00	\$2,500.00	\$2,500.00
The Enclave Access Expenses	\$0.00	\$4,700.00	\$4,700.00
<u>Roads/Trails/Parking Lots/Driveways</u>			
5701 - Snow Removal	\$8,625.00	\$4,000.00	\$12,625.00
5802 - De-Icer	\$0.00	\$8,000.00	\$8,000.00
Total - Roads/Trails/Parking Lots/Driveways	\$8,625.00	\$12,000.00	\$20,625.00
<u>Utilities</u>			
6501 - Electricity	\$1,750.00	\$1,750.00	\$3,500.00
6502 - Water	\$50,000.00	\$15,000.00	\$65,000.00
6503 - Irrigation Rate Adjustment	\$0.00	\$0.00	\$0.00
6504 - Irrigation Controller Data Plan	\$360.00	\$360.00	\$720.00
Total Utilities	\$52,110.00	\$17,110.00	\$69,220.00
<u>Taxes</u>			

6701 - Property Taxes	\$200.00	\$200.00	\$400.00
6702 - State Taxes	\$75.00	\$50.00	\$125.00
6703 - Sales Taxes	\$1,000.00	\$1,000.00	\$2,000.00
Total Taxes	\$1,275.00	\$1,250.00	\$2,525.00
TOTAL EXPENSES	\$224,259.17	\$80,637.50	\$304,896.67
NET INCOME	\$0.00	\$0.00	\$0.00