

The Trails Homeowner's Association 2026 Budget

| | Trails | Enclave | Total |
|-------------------------------------|------------|-----------|------------|
| Trails | | | |
| Total Number of Units | 275 | | 275 |
| Assessment Fee Rate | \$65.00 | | |
| Enclave | | | |
| Total Number of Units | | 22 | 22 |
| Assessment Fee Rate | | \$152.00 | |
| Assisted Living | | | |
| Total Number of Units | 22 | | 22 |
| Assessment Fee Rate | \$65.00 | | |
| Total Units Currently in HOA | 297 | 22 | 319 |
| Total Units when Completed | 396 | 76 | 472 |

INCOME

Assessments

| | Trails | Enclave | Total |
|---|--------------|-------------|--------------|
| 4001 - Master Association Assessment Fee | \$209,820.00 | | \$209,820.00 |
| 4003 - Enclave Sub-Association Assessment Fee | | \$24,472.00 | \$24,472.00 |

Builder Contribution

| | | | |
|---------------------------------|--------|--------|--------|
| 4101 - Developer's Contribution | \$0.00 | \$0.00 | \$0.00 |
|---------------------------------|--------|--------|--------|

Developer Contribution

| | | | |
|---------------------------------|--------|-------------|-------------|
| 4101 - Developer's Contribution | \$0.00 | \$39,315.06 | \$39,315.06 |
|---------------------------------|--------|-------------|-------------|

Other Income

| | | | |
|---------------------------------|------------|--------|------------|
| 4201 - Late Fee/Non-Payment Fee | \$2,000.00 | \$0.00 | \$2,000.00 |
|---------------------------------|------------|--------|------------|

Pass Thru Costs

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

| | | | |
|---------------------|---------------------|--------------------|---------------------|
| Total Income | \$211,820.00 | \$63,787.06 | \$275,607.06 |
|---------------------|---------------------|--------------------|---------------------|

EXPENSES

Pass Thru Expenses

| | Trails | Enclave | Total |
|-------------------------------------|--------|---------|--------|
| 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 | \$29,706.50 | | \$29,706.50 |
| 5102 - Association Management Fee | | \$1,529.50 | \$1,529.50 |
| 5102 - Administrative Fee | \$0.00 | \$0.00 | \$0.00 |
| 5103 - CPA/Audits | \$262.50 | \$262.50 | \$525.00 |
| 5104 - Legal | \$525.00 | \$525.00 | \$1,050.00 |
| 5105 - Site Review: Non-Compliance & Common Areas | \$0.00 | \$0.00 | \$0.00 |
| 5106 - Reserve Transfer | \$0.00 | \$0.00 | \$0.00 |

| | | | |
|---------------------------|--------------------|-------------------|--------------------|
| Total Professional | \$30,494.00 | \$2,317.00 | \$32,811.00 |
|---------------------------|--------------------|-------------------|--------------------|

Office Expenses

| | | | |
|------------------------------|-------------------|-----------------|-------------------|
| 5201 - Postage | \$870.00 | \$130.00 | \$1,000.00 |
| 5202 - Copies | \$159.60 | \$8.40 | \$168.00 |
| 5203 - Office Supplies | \$26.25 | \$26.25 | \$52.50 |
| 5204 - Bank Service Fee | \$48.00 | \$48.00 | \$96.00 |
| 5205 - Storage of Records | \$0.00 | \$0.00 | \$0.00 |
| Total Office Expenses | \$1,103.85 | \$212.65 | \$1,316.50 |

Insurance Expenses

| | | | |
|---------------------------------|-------------------|-------------------|-------------------|
| 5301 - Liability/Property | \$1,703.63 | \$1,703.63 | \$3,407.26 |
| Total Insurance Expenses | \$1,703.63 | \$1,703.63 | \$3,407.26 |

Landscape/Grounds Expenses

| | | | |
|---|---------------------|--------------------|---------------------|
| 5401 - Spring/Fall Cleanup | \$9,922.50 | \$3,097.50 | \$13,020.00 |
| 5402 - Turf Fertilizer/Weed Control | \$31,642.50 | \$10,431.75 | \$42,074.25 |
| 5403 - Shrub Beds/Non-Turf Weed Control | \$0.00 | \$0.00 | \$0.00 |
| 5404 - Irrigation Services | \$5,071.50 | \$845.25 | \$5,916.75 |
| 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 | \$1,522.50 | \$1,522.50 |
| 5408 - Lawn Services | \$62,649.50 | \$24,460.80 | \$87,110.30 |
| 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 | \$109,286.00 | \$40,357.80 | \$149,643.80 |

The Enclave Access Expenses

| | | | |
|------------------------------------|---------------|-------------------|-------------------|
| 5601 - Gate Access System Fees | \$0.00 | \$2,100.00 | \$2,100.00 |
| 5602 - Gate Access Hardware | \$0.00 | \$210.00 | \$210.00 |
| 5603 - Gate Repair Fees | \$0.00 | \$2,625.00 | \$2,625.00 |
| The Enclave Access Expenses | \$0.00 | \$4,935.00 | \$4,935.00 |

Roads/Trails/Parking Lots/Driveways

| | | | |
|--|-------------------|--------------------|--------------------|
| 5701 - Snow Removal | \$9,056.25 | \$4,200.00 | \$13,256.25 |
| 5802 - De-Icer | \$0.00 | \$8,400.00 | \$8,400.00 |
| Total - Roads/Trails/Parking Lots/Driveways | \$9,056.25 | \$12,600.00 | \$21,656.25 |

Utilities

| | | | |
|--|--------------------|--------------------|--------------------|
| 6501 - Electricity | \$3,300.00 | \$3,000.00 | \$6,300.00 |
| 6502 - Water | \$35,500.00 | \$15,750.00 | \$51,250.00 |
| 6503 - Irrigation Rate Adjustment | \$0.00 | \$0.00 | \$0.00 |
| 6504 - Irrigation Controller Data Plan | \$378.00 | \$378.00 | \$756.00 |
| Total Utilities | \$39,178.00 | \$19,128.00 | \$58,306.00 |

Taxes

| | | | |
|-----------------------|-------------------|-----------------|-------------------|
| 6701 - Property Taxes | \$1,000.00 | \$300.00 | \$1,300.00 |
| 6702 - State Taxes | \$78.75 | \$52.50 | \$131.25 |
| 6703 - Sales Taxes | \$1,800.00 | \$300.00 | \$2,100.00 |
| Total Taxes | \$2,878.75 | \$652.50 | \$3,531.25 |

| | | | |
|-----------------------|--------------------|---------------------|---------------------|
| TOTAL EXPENSES | 193,700.48 | 81,906.58 | \$275,607.06 |
| NET INCOME | \$18,119.52 | -\$18,119.52 | \$0.00 |