

Trails Homeowners Association, Inc.

201 Main Trail Ormond Beach Florida 32174
www.trailshoaormond.com

Kathleen Grabow, President
Jeffrey Levinson, Vice President
Phil Rikas, Director
Jeffrey Levinson, Director
Dann Dragone, Director

Dan Gowen, Treasurer
Lourdes McLean, Secretary
Chuck Harris, Director
Heather O'Neill, Director
John Whitley, Director

August 26, 2026

Please be advised that the Trails HOA proposed budget for 2027 will be considered and voted upon at **The TRAILS HOA Annual Budget Meeting to be held on Thursday, September 10, 2026, 6:00 p.m. on the second floor of the Trails Clubhouse at 201 Main Trail, Ormond Beach, FL 32174 as duly noticed herein.** The Proposed Annual Budget for 2027 was presented to the Board of Directors by the members of the Budget Committee who met on July 30th, 2026, to review the expenses and income line items noted within the budget as attached to the reverse of this notice.

If passed, the proposed assessment in the amount of **\$295.00 per quarter**, will be due and payable on: January 1, 2027, April 1, 2027, July 1, 2027, and October 1, 2027. These assessment amounts are derived from an equal division of the membership lots, and the total of all operating expenses anticipated, including funding of the reserves as required by Florida Statute.

- I. Call to Order – Member/Speaker Sign-up
- II. Roll Call – Establish Quorum (5 of 9 Directors Must Preside)
- III. Approval of Minutes for August 2026
- IV. Treasurers Report
 - Financials for August 2026 (If Available)
 - Draft 2027 Annual Budget - MOTION AND VOTE
- V. Managers' Report
- VI. Committee Reports & Actions
 - Landscape Committee – Written report
 - Fixtures, Furnishings, and Facilities
 - Architectural Control Written Reports
 - Newspaper / *The Canopy*
 - Amenities:
- VII. Unfinished Business:
- VIII. New Business:
- IX. Members' Comments
- X. Adjournment – Next meeting of the Board of Directors will take place on October 8, 2026, at 6:00 p.m. at Trails HOA Clubhouse on the 2nd Floor.

Sincerely,

Alexandra Wood, Property Manager
Trails HOA 201 Main Trail, Ormond Beach, FL 32174
TrailsHO@CiraMail.com

The Trails HOA
2027 Budget DRAFT
January 1, 2027 - December 31, 2027

ACCOUNT DESCRIPTION	2026 Budget	2027 Budget
INCOME		
Assessment Income	\$ 1,085,040	\$ 1,168,200
Clubhouse Rental	\$ 14,655	\$ 15,000
Trade Show	\$ 1,500	\$ 1,500
RV Compound Rental	\$ 15,500	\$ 15,500
Pool Passes & Swipe Cards	\$ -	\$ 1,433
Total	\$ 1,116,695	\$ 1,201,633

2027 vs. 2026 Assessment Comparison			
Unit Type	2027 Annual Assessment	2026 Annual Assessment	2027 vs. 2026
Lot	\$ 1,180	\$ 1,096	\$ 84
2027 vs. 2026			
Unit Type	2027 Quarterly Assessment	2026 Quarterly Assessment	Incr/<dec>
Lot 990	\$ 295	\$ 274	\$ 21

OPERATING EXPENSES

Price Per Door

Landscaping

Contracted Lawn Service	\$ 320,000	\$ 329,000
Landscape - General	\$ 25,404	\$ -
Grounds Misc.	\$ 64,725	\$ 67,638
Supplies/Mulch	\$ 25,000	\$ 26,125
Signs	\$ 5,424	\$ 5,668
Irrigation Repairs	\$ 9,000	\$ 9,405
Tree Removal/Maintenance	\$ 28,000	\$ 28,000
Retention Areas	\$ 8,250	\$ 8,621
Seasonal Decorations	\$ 15,000	\$ 15,000
Plant Replacement	\$ 35,700	\$ 23,500
Total Landscaping	\$ 536,503	\$ 512,957

PER QUARTER

\$ 83
\$ -
\$ 17
\$ 7
\$ 1
\$ 2
\$ 7
\$ 2
\$ 4
\$ 6
\$ 130

Utilities

Electric	\$ 32,520	\$ 34,146
Cable/Internet/Telephone	\$ 6,912	\$ 7,147
Security Alarm	\$ 1,164	\$ 1,204
Water/Sewer	\$ 7,000	\$ 7,350
Waste Disposal	\$ 3,000	\$ 3,150
Irrigation	\$ 1	\$ 1
Total Utilities	\$ 50,597	\$ 52,998

\$ 9
\$ 2
\$ 0
\$ 2
\$ 1
\$ 0
\$ 13

Pool

Pool Service Contract	\$ 51,429	\$ 54,001
Water Safety	\$ 71,000	\$ 75,330
Pool Chemicals	\$ 15,500	\$ 16,198
Pool Repairs/Supply	\$ 2,500	\$ 2,500
Pool Maint./Misc.	\$ 3,500	\$ 3,500
Total Pool	\$ 143,929	\$ 151,529

\$ 14
\$ 19
\$ 4
\$ 1
\$ 1
\$ 38

Clubhouse

Maint./Repairs	\$ 27,180	\$ 28,104
Housekeeping	\$ 15,048	\$ 15,800
Housekeeping - Events	\$ 1	\$ 1
Equip/Supplies	\$ 10,644	\$ 11,006
Pest Control/Termite Bond	\$ 2,196	\$ 2,271
Community Events	\$ 6,200	\$ 6,200
Trade Show	\$ 1,968	\$ 1,968
Other Expenses	\$ 108	\$ -
Total Clubhouse	\$ 63,345	\$ 65,350

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\$ 3
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\$ -
\$ 17

Administrative

Management Contract	\$ 25,720	\$ 27,000
Audit Fees & Tax Prep	\$ 6,000	\$ 6,000
Legal Fees	\$ 12,000	\$ 14,000
Insurance	\$ 12,588	\$ 13,180
Insurance - General, Property, & Liability	\$ 28,550	\$ 29,892
Onsite Management	\$ 167,290	\$ 167,510
Annual Meeting Notice	\$ 15,840	\$ 16,379
Newsletter	\$ 6,000	\$ 6,204
Quarterly Statements	\$ 11,880	\$ 12,284
Additional Mailing	\$ 5,725	\$ 5,920
Copier Lease	\$ 4,100	\$ 4,100
Miscellaneous Admin	\$ -	\$ -
Postage/Onsite Stamps	\$ 280	\$ 280
Supplies	\$ 15,648	\$ 16,180
UBR Report	\$ 200	\$ 200
Bank Charges	\$ 500	\$ 500
Bad Debt Expense	\$ 10,000	\$ 10,000
Total Administrative	\$ 322,321	\$ 329,629

\$ 7
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\$ 4
\$ 3
\$ 8
\$ 42
\$ 4
\$ 2
\$ 3
\$ 1
\$ 1
\$ -
\$ 0
\$ 4
\$ 0
\$ 0
\$ 3
\$ 83

Reserves

Capital Expenditures	\$ -	\$ -
Reserves-Unallocated	\$ -	\$ 89,170
Total Reserves	\$ -	\$ 89,170

\$ -
\$ 23
\$ 23

TOTAL OPERATING EXPENSES

\$ 1,116,695	\$ 1,201,633
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\$ 8

NET INCOME/LOSS

\$ -	\$ (0)
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\$ 295
