The Trails HOA
2025 Budget APPROVED
January 1, 2025 - December 31, 2025

ACCOUNT DESCRIPTION	2024 Budget	2025 Budget	Price Per Door PER QUARTER
INCOME			
Assessment Income	$ 911,743	$ 1,030,469	
2023 Surplus	$ -		
Community Bldg Rental	$ 18,500	$ 18,500	
Trade Show	$ 1,500	$ 1,500	
RV Compound Rental	$ 12,500	$ 15,500	
Pool Income / Passes	$ 1,100	$ 500	
Pool Income / Swipe	$ 716	$ 500	
Total	**$ 946,059**	**$ 1,066,969**	
OPERATING EXPENSES			
Landscaping			
Contracted Lawn Service	$ 272,475	$ 310,158	$ 78
Grounds Misc.	$ 40,000	$ 39,918	$ 10
Supplies/Mulch	$ 22,330	$ 25,000	$ 6
Signs	$ 3,500	$ 3,500	$ 1
Irrigation Repairs	$ 9,065	$ 9,065	$ 2
Tree Removal/Maintenance	$ 20,000	$ 28,000	$ 7
Retention Areas	$ 8,000	$ 8,240	$ 2
Seasonal Decorations	$ 15,000	$ 15,000	$ 4
Plant Replacement	$ 21,000	$ 21,000	$ 5
Total Landscaping	**$ 411,370**	**$ 459,881**	**$ 116**
Utilities			
Electric	$ 29,500	$ 26,360	$ 7
Water/Sewer	$ 3,000	$ 3,000	$ 1
Waste Disposal	$ 6,200	$ 7,000	$ 2
Irrigation	$ -	$ 1	$ 1
Total Utilities	**$ 38,700**	**$ 36,361**	**$ 10**
Pool			
Pool Service Contract	$ 47,553	$ 48,980	$ 12
Water Safety	$ 51,880	$ 67,615	$ 17
Pool Chemicals	$ 14,100	$ 14,850	$ 4
Pool Repairs/Supply	$ 3,500	$ 3,500	$ 1
Pool Maint./Misc.	$ 4,500	$ 2,500	$ 1
Total Pool	**$ 121,533**	**$ 137,445**	**$ 35**
Clubhouse			
Maint/Repairs	$ 15,000	$ 15,750	$ 4
Housekeeping	$ 13,500	$ 13,500	$ 3
Housekeeping - Events	$ 2,600	$ 1	$ 0
Equip/Supplies	$ 6,500	$ 6,500	$ 2
Pest Control/Termite Bond	$ 2,400	$ 2,400	$ 1
Community Events	$ 5,000	$ 5,000	$ 1
Trade Show	$ 1,000	$ 1,000	$ 1
Other Expenses	$ -	$ 3,960	$ 1
Total Clubhouse	**$ 46,000**	**$ 48,111**	**$ 13**
Administrative			
G&A-Management Fees	$ 41,580	$ 23,760	$ 6
G&A-Newsletter	$ 6,250	$ 5,000	$ 1
G&A-Supplies	$ 13,500	$ 13,500	$ 3
G&A-Audit Fees & Tax Prep	$ 5,603	$ 6,000	$ 2
G&A-Legal Fees	$ 12,250	$ 12,250	$ 3
G&A-Insurance	$ 30,750	$ 34,166	$ 9
G&A-Security Alarm	$ 1,164	$ 1,164	$ 0
G&A-Cable/Internet/Phone	$ 5,200	$ 5,200	$ 1
G&A-Onsite Management	$ 76,798	$ 135,960	$ 34
Bank Fees & Coupon Books	$ -	$ 9,924	$ 2
Miscellaneous Admin	$ -	$ 1,656	$ 0
G&A-UBR Report	$ 61	$ 562	$ 0
Bank Charges	$ 1,000	$ 500	$ 0
G&A-Bad Debt	$ 10,000	$ 10,000	$ 3
Total Administrative	**$ 204,156**	**$ 259,642**	**$ 65**
Reserves			
Reserves-Unallocated	$ 124,300	$ 125,529	$ 32
Total Reserves	**$ 124,300**	**$ 125,529**	**$ 32**
TOTAL OPERATING EXPENSES	**$ 946,059**	**$ 1,066,969**	**$ 9**
NET INCOME/LOSS	**$ -**	**$ -**	**$ 261**

2025 vs. 2024 Assessment Comparison			
Unit Type	2025 Annual Assessment	2024 Annual Assessment	2025 vs. 2024 Incr/<dcr>
Lot	$ 1,044	$ 924	$ 120
Unit Type	2025 Quarterly Assessment	2024 Quarterly Assessment	2025 vs. 2024 Incr/<dcr>
Lot 990	$ 261	$ 231	$ 30