

Trails Homeowners Association, Inc.

201 Main Trail Ormond Beach Florida 32174

www.trailshoarmornd.com

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

Dan Gowen, Treasurer
Rob Bridger, Secretary
Chuck Harris, Director
Heather O'Neill, Director

September 11, 2025

Please be advised that the Trails HOA proposed budget for 2026 will be considered and voted upon at **The TRAILS HOA Annual Budget Meeting to be held on Thursday, October 9, 2025, 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 2026 was presented to the Board of Directors by the members of the Budget Committee who met on August 21st, 2025, 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 **\$274.00 per quarter**, will be due and payable on: January 1, 2026, April 1, 2026, July 1, 2026, and October 1, 2026. 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 September 2025
- IV. Treasurers Report
 - Financials for September 2025
 - Draft 2026 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 November 13, 2025, at 6:00 p.m. at Trails HOA Clubhouse on the 2nd Floor.

Sincerely,

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

The Trails Homeowners Association, Inc.
Revenue and Expense Budget Summary Comparison for FY 2026
Proposed Annual Budget 01-01-2026 through 12-31-2026

	Budget for FY 2024	Budget for FY 2025	Forecast for FY 2025	Budget for FY 2026
Revenues				
Assessments				
Regular Assessments	\$914,760	\$1,033,560	\$1,040,054	\$1,085,040
Assessment Allocation	\$0	\$0	\$0	\$0
TOTAL of Assessments	\$914,760	\$1,033,560	\$1,040,054	\$1,085,040
Other Income	\$0	\$33,409	\$42,819	\$31,655
TOTAL of Other Income	\$0	\$33,409	\$42,819	\$31,655
TOTAL of Revenues	\$914,760	\$1,066,969	\$1,082,873	\$1,116,695
Expenses				
Operating Expenses				
Direct Operating Expenses				
Landscape	\$212,064	\$459,881	\$430,857	\$536,503
Pool	\$63,120	\$137,445	\$136,666	\$143,929
Clubhouse	\$26,448	\$44,151	\$56,072	\$63,237
Other Operating Expenses	\$3,960	\$3,960	\$2,415	\$108
Utilities	\$16,476	\$42,725	\$42,982	\$50,597
TOTAL of Direct Operating Expenses	\$322,068	\$688,162	\$668,993	\$794,374
General and Administrative Expenses				
Professional Fees	\$4,932	\$18,250	\$17,189	\$18,000
Bad Debts	\$5,004	\$10,000	\$6,572	\$10,000
Bank Charges	\$24	\$500	\$290	\$500
Homeowner Communications	\$0	\$5,000	\$3,992	\$33,720
Insurance	\$14,988	\$34,166	\$32,519	\$41,138
Contracted Services	\$53,568	\$159,720	\$171,865	\$193,010
Administrative	\$25,080	\$25,642	\$17,432	\$25,953
TOTAL of General and Administrative Expenses	\$103,596	\$253,278	\$249,858	\$322,321
TOTAL of Operating Expenses	\$425,664	\$941,440	\$918,851	\$1,116,695
Capital Expenditures (Non-capitalized)				
Capital Expenditures			\$16,161	\$0
TOTAL of Capital Expenditures			\$16,161	\$0
TOTAL of Capital Expenditures (Non-capitalized)			\$16,161	\$0
Transfer to Reserves & Other Expenses			\$36,688	\$0
TOTAL of Transfer to Reserves & Other Expenses			\$36,688	\$0
Depreciation				
TOTAL of Expenses	\$425,664	\$941,440	\$971,700	\$1,116,695

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	Budget for FY 2024	Budget for FY 2025	Forecast for FY 2025	Budget for FY 2026
Net Surplus (Deficit)	\$489,096	\$125,529	\$111,173	\$0

PROPOSED