The Trails HOA
2024 Budget APPROVED
January 1, 2024 - December 31, 2024

ACCOUNT DESCRIPTION	2023 Budget	2024 Budget	Price Per Door PER QUARTER
INCOME			
Assessment Income	$ 851,400	$ 911,743	
Community Bldg Rental	$ 17,000	$ 18,500	
Trade Show	$ -	$ 1,500	
RV Compound Rental	$ -	$ 12,500	
Pool Income / Passes	$ 1,100	$ 1,100	
Pool Income / Swipe	$ 12,315	$ 716	
Total	**$ 881,815**	**$ 946,059**	
OPERATING EXPENSES			
Landscaping			
Contracted Lawn Service	$ 265,057	$ 272,475	$ 69
Grounds Misc.	$ 40,000	$ 40,000	$ 10
Supplies/Mulch	$ 19,000	$ 22,330	$ 6
Signs	$ 3,500	$ 3,500	$ 1
Irrigation Repairs	$ 8,000	$ 9,065	$ 2
Tree Removal/Maintenance	$ 20,000	$ 20,000	$ 5
Retention Areas	$ 6,850	$ 8,000	$ 2
Seasonal Decorations	$ 13,050	$ 15,000	$ 4
Plant Replacement	$ 21,000	$ 21,000	$ 5
Total Landscaping	**$ 396,457**	**$ 411,370**	**$ 104**
Utilities			
Electric	$ 22,525	$ 29,500	$ 8
Water/Sewer	$ 2,050	$ 3,000	$ 1
Waste Disposal	$ 6,200	$ 6,200	$ 2
Total Utilities	**$ 30,775**	**$ 38,700**	**$ 11**
Pool			
Pool Service Contract	$ 44,814	$ 47,553	$ 12
Water Safety	$ 49,410	$ 51,880	$ 13
Pool Chemicals	$ 11,500	$ 14,100	$ 4
Pool Repairs/Supply	$ 3,500	$ 3,500	$ 1
Pool Maint./Misc.	$ 3,425	$ 4,500	$ 1
Total Pool	**$ 112,649**	**$ 121,533**	**$ 31**
Clubhouse			
Maint/Repairs	$ 15,000	$ 15,000	$ 4
Housekeeping	$ 13,500	$ 13,500	$ 3
Housekeeping - Events	$ 8,600	$ 2,600	$ 1
Equip/Supplies	$ 8,000	$ 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	$ 0
Total Clubhouse	**$ 53,500**	**$ 46,000**	**$ 12**
Administrative			
G&A-Management Fees	$ 41,580	$ 41,580	$ 11
G&A-Newsletter	$ 4,250	$ 6,250	$ 2
G&A-Supplies	$ 13,500	$ 13,500	$ 3
G&A-Audit Fees & Tax Prep	$ 5,500	$ 5,603	$ 1
G&A-Legal Fees	$ 12,250	$ 12,250	$ 3
G&A-Insurance	$ 30,750	$ 30,750	$ 8
G&A-Security Alarm	$ 800	$ 1,164	$ 0
G&A-Cable/Internet/Phone	$ 4,050	$ 5,200	$ 1
G&A-Onsite Management	$ 77,150	$ 76,798	$ 19
G&A-UBR Report	$ 61	$ 61	$ 0
Bank Charges	$ 1,000	$ 1,000	$ 0
G&A-Bad Debt	$ 10,000	$ 10,000	$ 3
Total Administrative	**$ 200,891**	**$ 204,156**	**$ 52**
Reserves			
Reserves-Unallocated	$ 89,043	$ 124,300	$ 31
Total Reserves	**$ 89,043**	**$ 124,300**	**$ 31**
TOTAL OPERATING EXPENSES	**$ 883,315**	**$ 946,059**	**$ 9**
NET INCOME/LOSS	**$ -**	**$ 0**	**$ 231**

Less the sum of all ancillary income

2024 vs. 2023 Assessment Comparison			
Unit Type	2024 Annual Assessment	2023 Annual Assessment	2024 vs. 2023 Incr/<dcr>
Lot	$ 924.00	$ 862.49	62
Unit Type	2024 Quarterly Assessment	2023 Quarterly Assessment	2024 vs. 2023 Incr/<dcr>
Lot	$ 231.00	$ 215.62	15