

# Trailside Park HOA 2027 Budget

| Dues Summary        | 2026   | 2027   | % Change |
|---------------------|--------|--------|----------|
| Annual amount / lot | \$ 587 | \$ 587 | 0%       |

|                                          | 2026 Budget      | 12-month actuals<br>(09/01/25 - 08/31/26) | Variance          | 2027 Budget      | Notes                                                                 |
|------------------------------------------|------------------|-------------------------------------------|-------------------|------------------|-----------------------------------------------------------------------|
| <b>OPERATING</b>                         |                  |                                           |                   |                  |                                                                       |
| <b>Income - Operating</b>                |                  |                                           |                   |                  |                                                                       |
| Dues                                     | \$ 22,298        | \$ 22,306                                 | \$ 8              | \$ 22,307        |                                                                       |
| Late Fees                                | \$ -             | \$ 228                                    | \$ 228            | \$ -             | Unbudgeted income                                                     |
| <b>Total Income - Operating</b>          | <b>\$ 22,298</b> | <b>\$ 22,534</b>                          | <b>\$ 236</b>     | <b>\$ 22,307</b> |                                                                       |
| <b>Expenses - Operating</b>              |                  |                                           |                   |                  |                                                                       |
| Management                               | \$ 9,858         | \$ 9,918                                  | \$ 60             | \$ 10,159        | Assumes 3% inflationary increase upon May 2027 renewal                |
| Insurance                                | \$ 2,665         | \$ 2,410                                  | \$ (255)          | \$ 2,410         | Kept same as 2026 budget                                              |
| Landscaping / Trails / Weeding / Culvert | \$ 4,550         | \$ 2,795                                  | \$ (1,756)        | \$ 3,800         | Landscaping monthly maint. + noxious weed spraying + culvert cleanout |
| Grounds Maintenance                      | \$ 1,250         | \$ 285                                    | \$ (965)          | \$ 1,000         | Allotment                                                             |
| Mailbox House Maintenance & Repair       | \$ -             | \$ 162                                    | \$ 162            | \$ 200           | Allotment                                                             |
| Legal / Professional                     | \$ 250           | \$ 280                                    | \$ 30             | \$ 250           | Kept same as 2026 budget                                              |
| Water                                    | \$ 1,100         | \$ 1,282                                  | \$ 182            | \$ 1,285         | Increased based on actuals                                            |
| Electric                                 | \$ 150           | \$ 138                                    | \$ (12)           | \$ 150           | Kept same as 2026 budget                                              |
| Dumpster Days                            | \$ 500           | \$ 460                                    | \$ (40)           | \$ 500           | Kept same as 2026 budget                                              |
| Annual BBQ                               | \$ 800           | \$ 749                                    | \$ (51)           | \$ 650           |                                                                       |
| Accounting Software                      | \$ 824           | \$ 935                                    | \$ 111            | \$ 1,288         | Monthly accounting software subscription                              |
| Quickbooks Payments Fees                 | \$ 300           | \$ 203                                    | \$ (97)           | \$ 200           | Allotment                                                             |
| Administrative                           | \$ 50            | \$ 475                                    | \$ 425            | \$ 415           | Allotment                                                             |
| <b>Total Expenses - Operating</b>        | <b>\$ 22,298</b> | <b>\$ 20,092</b>                          | <b>\$ (2,205)</b> | <b>\$ 22,307</b> |                                                                       |
| <b>Net Operating Surplus / (Deficit)</b> | <b>\$ -</b>      | <b>\$ 2,441</b>                           | <b>\$ 2,441</b>   | <b>\$ -</b>      |                                                                       |
| <i>Reserve Contribution</i>              | \$ -             | \$ -                                      | \$ -              | \$ -             |                                                                       |
| <b>RESERVE</b>                           |                  |                                           |                   |                  |                                                                       |
| <b>Income - Reserve</b>                  |                  |                                           |                   |                  |                                                                       |
| Reserve contribution from operating      | \$ -             | \$ -                                      | \$ -              | \$ -             |                                                                       |
| Reinvestment Fees                        | \$ -             | \$ 34,763                                 | \$ 34,763         | \$ -             |                                                                       |
| Interest                                 | \$ -             | \$ 36                                     | \$ 36             | \$ -             |                                                                       |
| <b>Total Income - Reserve</b>            | <b>\$ -</b>      | <b>\$ 34,799</b>                          | <b>\$ 34,799</b>  | <b>\$ -</b>      |                                                                       |
| <b>Expenses - Reserve</b>                |                  |                                           |                   |                  |                                                                       |
| Landscaping - Capital                    | \$ -             | \$ 5,000                                  | \$ 5,000          | \$ -             |                                                                       |
| Mailbox House - Capital                  | \$ -             | \$ 520                                    | \$ 520            | \$ -             |                                                                       |
| Reserve Study                            | \$ -             | \$ 950                                    | \$ 950            | \$ -             | Reserve study completed 2026; next update due in 2029                 |
| <b>Total Expenses - Reserve</b>          | <b>\$ -</b>      | <b>\$ 6,470</b>                           | <b>\$ 6,470</b>   | <b>\$ -</b>      |                                                                       |
| <b>Net Reserve Surplus / (Deficit)</b>   | <b>\$ -</b>      | <b>\$ 28,330</b>                          | <b>\$ 28,330</b>  | <b>\$ -</b>      |                                                                       |
| <b>NET SURPLUS / (DEFICIT)</b>           | <b>\$ -</b>      | <b>\$ 30,771</b>                          | <b>\$ 30,771</b>  | <b>\$ -</b>      |                                                                       |