

# Trailside Park HOA 2026 Budget

## Legend

Formula (blue)

## Dues Summary

	2025	2026
Annual amount / lot	\$ 550	\$ 587

## OPERATING

### Income - Operating

	2025 Budget	12-month actuals (09/01/24 - 08/31/25)	Variance	2026 Budget	Notes
Dues	\$ 20,900	\$ 20,900	\$ 0	\$ 22,298	
Late Fees	\$ -	\$ 164	\$ 164	\$ -	Unbudgeted income
<b>Total Income - Operating</b>	<b>\$ 20,900</b>	<b>\$ 21,064</b>	<b>\$ 164</b>	<b>\$ 22,298</b>	

### Expenses - Operating

Management	\$ 9,615	\$ 9,666	\$ 51	\$ 9,858	Per contract with Model HOA (assumes 3% inflationare increase upon contract renewal in May)
Insurance	\$ 3,350	\$ 2,408	\$ (942)	\$ 2,665	Assumes 10% increase
Landscaping / Trails / Weeding / Culvert	\$ 3,000	\$ 4,880	\$ 1,880	\$ 4,550	Increased 5% for inflation, removed \$650 for apron spraying
Grounds Maintenance	\$ 1,250	\$ -	\$ (1,250)	\$ 1,250	Kept same as 2025 budget
Mailbox House	\$ -	\$ -	\$ -	\$ -	
Legal / Professional	\$ 250	\$ 257	\$ 7	\$ 250	Kept same as 2025 budget
Water	\$ 1,000	\$ 1,089	\$ 89	\$ 1,100	Increased based on actuals
Electric	\$ 150	\$ 139	\$ (11)	\$ 150	Kept same as 2025 budget
Dumpster Days	\$ 500	\$ 480	\$ (20)	\$ 500	Kept same as 2025 budget
Annual BBQ	\$ 500	\$ -	\$ (500)	\$ 800	Increased based on actuals
Accounting Software	\$ 824	\$ 756	\$ (69)	\$ 824	Monthly accounting software subscription
Quickbooks Payments Fees	\$ 150	\$ 308	\$ 158	\$ 300	Estimate
Administrative	\$ 310	\$ 566	\$ 256	\$ 50	Decreased per Board - no printing at annual meeting
<b>Total Expenses - Operating</b>	<b>\$ 20,900</b>	<b>\$ 20,548</b>	<b>\$ (351)</b>	<b>\$ 22,298</b>	

### Net Operating Surplus / (Deficit)

Reserve Contribution

## RESERVE

### Income - Reserve

Reserve contribution from operating	\$ -	\$ -	\$ -	\$ -	
Reinvestment Fees	\$ -	\$ 5,000	\$ 5,000	\$ -	Unbudgeted income
Interest	\$ -	\$ 60	\$ 60	\$ -	Unbudgeted income
<b>Total Income - Reserve</b>	<b>\$ -</b>	<b>\$ 5,060</b>	<b>\$ 5,060</b>	<b>\$ -</b>	

### Expenses - Reserve

Reserve Projects	\$ -	\$ -	\$ -	\$ -	
Mailbox House - Capital	\$ -	\$ -	\$ -	\$ -	Painted in 2024
Reserve Study	\$ -	\$ -	\$ -	\$ -	Update due in 2028
<b>Total Expenses - Reserve</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

### Net Reserve Surplus / (Deficit)

## NET SURPLUS / (DEFICIT)

	2025 Budget	12-month actuals (09/01/24 - 08/31/25)	Variance	2026 Budget	Notes
<b>OPERATING</b>					
<b>Income - Operating</b>					
Dues	\$ 20,900	\$ 20,900	\$ 0	\$ 22,298	
Late Fees	\$ -	\$ 164	\$ 164	\$ -	Unbudgeted income
<b>Total Income - Operating</b>	<b>\$ 20,900</b>	<b>\$ 21,064</b>	<b>\$ 164</b>	<b>\$ 22,298</b>	
<b>Expenses - Operating</b>					
Management	\$ 9,615	\$ 9,666	\$ 51	\$ 9,858	Per contract with Model HOA (assumes 3% inflationare increase upon contract renewal in May)
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<b>Total Expenses - Operating</b>	<b>\$ 20,900</b>	<b>\$ 20,548</b>	<b>\$ (351)</b>	<b>\$ 22,298</b>	
<b>Net Operating Surplus / (Deficit)</b>	<b>\$ -</b>	<b>\$ 515</b>	<b>\$ 515</b>	<b>\$ -</b>	
Reserve Contribution	\$ -	\$ -	\$ -	\$ -	
<b>RESERVE</b>					
<b>Income - Reserve</b>					
Reserve contribution from operating	\$ -	\$ -	\$ -	\$ -	
Reinvestment Fees	\$ -	\$ 5,000	\$ 5,000	\$ -	Unbudgeted income
Interest	\$ -	\$ 60	\$ 60	\$ -	Unbudgeted income
<b>Total Income - Reserve</b>	<b>\$ -</b>	<b>\$ 5,060</b>	<b>\$ 5,060</b>	<b>\$ -</b>	
<b>Expenses - Reserve</b>					
Reserve Projects	\$ -	\$ -	\$ -	\$ -	
Mailbox House - Capital	\$ -	\$ -	\$ -	\$ -	Painted in 2024
Reserve Study	\$ -	\$ -	\$ -	\$ -	Update due in 2028
<b>Total Expenses - Reserve</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Net Reserve Surplus / (Deficit)</b>	<b>\$ -</b>	<b>\$ 5,060</b>	<b>\$ 5,060</b>	<b>\$ -</b>	
<b>NET SURPLUS / (DEFICIT)</b>	<b>\$ -</b>	<b>\$ 5,576</b>	<b>\$ 5,576</b>	<b>\$ -</b>	