

The Trails Property Owners Association

2026 Proposed Budget (Approved at Dec 13 Board Mtg, based on 10% Assessment Increase)

A. Administration Expenses

New Associa Mgmt 720 Compliant Owner Portal	
Town Square (FL Statue 720 compliant) and	
Accounting services	7200.00
Office Supplies	450.00
Postage	380.00
Public facing Website	100.00
Florida state corporation (Sunbiz)	70.00
Insurance for Officers, Directors	2,729.94
Insurance for Liability	5,317.60
Legal (2024 Insurance Deductible bal. fwd)	2,000.00
Legal Consulting fees (40 hrs @ 200 per hr)	8,000.00
Tax Preparation CPA	150.00
	<u>18,397.5</u>

B. Expenses on Assoc. Property

Mowing	5,350.00	1,350.00
will have to rely on volunteer help		
Road grading & Limerock for Roads	5,040.00	
Paving John Allen Bridge & 100' approach	2,400.00	
Common Area Fire Hazard reduction		
- Tree trimming and debris disposal	4,348.50	3,260.34
will have to rely on more volunteer help		
with equipment rental		
Front Gate maintenance	167.00	
Common area maintenance	837.00	
Security camera(s) with internet access	500.00	
		<u>10,654.340</u>

C. Utilities

SVEC Electric	840.00
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D. Miscellaneous expenses

Miscellaneous	200.00
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Total expenses **\$ 29,891.84 (233.53 per lot)**

Est. revenue from proposed assessment 30/month	46,080.00 (360 per lot)
Estimated revenue from only 10% increase	29,891.84 (233.53 per lot)