

Trailwoods HOA
2026 Budget Forecast

January - December 2026

2026 HOA Dues \$396.00 - 510 Homes	\$ 201,960.00	
TOTAL POTENTIAL REVENUE		\$ 201,960.00
EXPENSE		
Landscaping		
Annual Lawn Maintenance	\$ 79,008.04	
Tree Maintenance (common area trees)	\$ 2,000.00	
Pond Maintenance	\$ 5,100.00	
Garbage Pick Up (common areas)	\$ 1,000.00	
Lawn Maintenance (Outside of annual scopes of work and adding Perennials to Rock Creek Entrance)	\$ 2,800.00	
Total Landscaping		\$ 89,908.04
Insurance Expense		
Commercial Fire/Liability	\$ 8,400.00	
Total Insurance Expense		\$ 8,400.00
Legal and Other Professional Fees		
CPA Accounting Fees	\$ 300.00	
Legal - Lien Fees	\$ 3,200.00	
Total Legal and Other Professional Fees		\$ 3,500.00
Repairs & Maintenance Expense		
Playground Update/Repairs	\$ 17,641.64	
Wildlife control (beavers)	\$ 500.00	
Basketball Court, 2 soccer fields, Splash Pad and Fishing Dock Repairs	\$ 1,500.00	
Sidewalk Repairs (common area)	\$ 3,000.00	
Irrigation System Repairs (common area)	\$ 2,000.00	
Fence Repairs	\$ 15,000.00	
Total Repairs & Maintenance Expense		\$ 39,641.64
Taxes Expense		
Property Taxes	\$ 100.00	
Total Taxes Expense		\$ 100.00
Utilities Expense		
Water & Sewer (irrigation for entrances, common areas and splash pad)	\$ 14,000.00	
Electric (entrances, irrigation and splash pad)	\$ 4,200.00	
Total Utilities Expense		\$ 18,200.00
Office Expense		
Supplies	\$ 100.00	
Postage	\$ 300.00	
Total Office Expense		\$ 400.00
Other Expense		
Bank Fees	\$ 25.00	
Website Expenses	\$ 600.00	
Management Fees (8 months)	\$ 16,478.00	
HOA Signage	\$ 300.00	
Uncollected Dues (yearly average)	\$ 20,000.00	
Total Other Expense		\$ 37,403.00
TOTAL EXPENSE		\$ 197,552.68
NET INCOME		\$ 4,407.32

NOTES: This is a soft prediction of potential revenue and expected expenses for 2026