

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	\$ 1,500.00
Fishing Dock Repairs	
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