

Trails at Rivard HOA, Inc.

2026 FINAL Budget

	<u>2025</u>		<u>2026</u>		
Total Units	146		146		
Total Paying Units	146		146		
Semi-Annual Assessment	\$312.50		\$332.50		6.0%
	2025 Budget	2025 Actual Annualized	2026 Budget	Per Lot	Notes
Income					
Assessment Income	\$94,899.78	\$94,900.00	\$97,090.25	\$665.00	ANNUALLY
Vacant Lots	\$0.00	\$0.00	\$0.00		
Transfer Fees	\$0.00	\$410.00	\$0.00	\$0.00	
Bank Interest	\$0.00	\$1.41	\$0.00	\$0.00	
Late Fee	\$0.00	\$1,225.00	\$0.00	\$0.00	
Interest Income	\$0.00	\$52.00	\$0.00	\$0.00	
Collection Fee	\$0.00	\$24.00	\$0.00	\$0.00	
Total Income	\$94,899.78	\$96,612.41	\$97,090.25	\$665.00	
Common Expenses	2025 Budget	2025 Actual Annualized	2026 Budget	Per Lot	
<u>Contract Service Expense</u>					
Lawn Maint & Landscapin	\$20,500.00	\$20,312.04	\$20,500.00	\$140.41	
Pond Maintenance	\$3,500.00	\$3,240.00	\$3,500.00	\$23.97	
Total Contract Service Exp	\$24,000.00	\$23,552.04	\$24,000.00	\$164.38	
<u>General & Administrative</u>					
Management Fees	\$10,617.53	\$10,617.48	\$10,936.00	\$74.90	
Tax/Audit	\$350.00	\$300.00	\$500.00	\$3.42	
Legal Fees - General	\$1,000.00	\$0.00	\$1,000.00	\$6.85	
Legal Fees - Abatement	\$0.00	\$0.00	\$0.00	\$0.00	
Insurance	\$2,500.00	\$2,008.50	\$2,500.00	\$17.12	
Office Supplies, Postage, Printing, Etc	\$3,000.00	\$2,789.59	\$3,000.00	\$20.55	
Other Taxes & Fees	\$61.25	\$61.25	\$61.25	\$0.42	
Misc. G & A	\$271.00	\$0.00	\$493.00	\$3.38	
Bad Debt Expense	\$0.00	\$0.00	\$0.00	\$0.00	
Total General & Administrative	\$17,799.78	\$15,776.82	\$18,490.25	\$126.65	
<u>Maintenance - General</u>					
General Maintenance & Repair	\$8,000.00	\$12,127.03	\$8,000.00	\$54.79	
Stormwater Recert	\$750.00	\$0.00	\$750.00	\$5.14	
Road Maintenance	\$2,000.00	\$0.00	\$2,000.00	\$13.70	
Total Maintenance - General	\$10,750.00	\$12,127.03	\$10,750.00	\$73.63	
<u>Maintenance Grounds</u>					
Tree Maintenance	\$1,500.00	\$1,050.00	\$1,500.00	\$10.27	
Chemicals/Fertilization	\$12,500.00	\$10,080.00	\$12,500.00	\$85.62	

Entry Lighting - Repair & Maint	\$300.00	\$0.00	\$300.00	\$2.05
Irrigation Repair & Maintenance	\$4,750.00	\$7,275.55	\$6,250.00	\$42.81
Total Maintenance - Grounds	\$19,050.00	\$18,405.55	\$20,550.00	\$140.75
<i>Utilities</i>				
Electricity	\$1,400.00	\$1,576.63	\$1,400.00	\$9.59
Total Utilities	\$1,400.00	\$1,576.63	\$1,400.00	\$9.59
Reserves	\$21,900.00	\$21,900.00	\$21,900.00	\$150.00
TOTAL COMMON EXPENSES	\$94,899.78	\$93,338.07	\$97,090.25	\$665.00

2026 TaR - Villa Budget

Villas **24**
 Quarterly Assessment **\$682.00** \$28.42

VILLAS INCOME	2025 Budget	2025 Actual Annualized	2026 Budget	Per Lot
Income				
Assessment Income	\$57,120.07	\$57,120.07	\$65,471.85	\$682.00 PER QUARTER
Late Fee Income	\$0.00	\$150.00	\$0.00	
Transfer fee	\$0.00	\$90.00	\$0.00	14.8% Increase
Returned Check Fee	\$0.00	\$12.00	\$0.00	
Prior Year Excess	\$13,500.00	\$13,028.94	\$11,000.00	
Total Income	\$70,620.07	\$70,401.01	\$76,471.85	
VILLAS EXPENSE				
VILLAS EXPENSE	2025 Budget	2025 Actual Annualized	2026 Budget	Per Lot
Contract Service Expense				
Lawn Maint & Landscaping	\$27,000.00	\$26,487.96	\$27,000.00	\$1,125.00
Trash Removal	\$5,500.00	\$4,363.56	\$5,500.00	\$229.17
Extermination	\$3,024.00	\$1,512.00	\$3,024.00	\$126.00
Bulk Cable	\$7,214.89	\$7,650.24	\$8,032.75	\$334.70
Pond Management	\$2,000.00	\$1,560.00	\$2,000.00	\$83.33
Total Contract Service Exp	\$44,738.89	\$41,573.76	\$45,556.75	\$1,898.20
General & Administrative				
Management Fees	\$2,462.11	\$2,462.16	\$2,536.02	\$105.67
Legal Fees	\$500.00	\$0.00	\$500.00	\$20.83
Total General & Administrative	\$2,962.11	\$2,462.16	\$3,036.02	\$126.50
Maintenance-Grounds				
Tree Maintenance	\$1,500.00	\$5,860.00	\$1,500.00	\$62.50
Grounds & Landscape Maintenance	\$543.07	\$0.00	\$543.07	\$22.63
Mulch/Plants	\$7,000.00	\$7,000.00	\$7,000.00	\$291.67
Chemicals/Fertilization	\$4,320.00	\$8,640.00	\$4,320.00	\$180.00
Irrigation Repair & Maintenance	\$4,750.00	\$4,450.40	\$6,250.00	\$260.42
				\$0.00
Total Maintenance-Grounds	\$18,113.07	\$25,950.40	\$19,613.07	\$817.21
Reserves				
Reserves - Ext. Painting	\$1,306.00	\$1,306.00	\$4,766.00	\$50.00
Reserves - General	\$2,500.00	\$2,500.00	\$2,500.00	\$104.17
Total Reserves	\$3,806.00	\$3,806.00	\$7,266.00	\$154.17
Utilities				
Electricity	\$1,000.00	\$889.55	\$1,000.00	\$41.67

Total Utilities	\$1,000.00	\$889.55	\$1,000.00	\$41.67	
				\$0.00	
TOTAL VILLAS EXPENSE	\$70,620.07	\$74,681.87	\$76,471.85	\$3,037.74	\$796.58

	2025	Per Lot	2026 BUDGET	PER LOT	
<i>Total Income - HOA</i>	\$94,899.78	\$650.00	\$97,090.25	\$665.00	Annually
<i>Total Expenses - HOA</i>	\$94,899.78		\$97,090.25		
<i>Short/Over</i>	\$0.00		\$0.00		
<i>Total Income - Villas</i>	\$70,620.07	\$463.96	\$76,471.85	\$682.00	Quarterly
<i>Total Expenses - Villas</i>	\$70,620.07		\$76,471.85		
<i>Short/Over</i>	\$0.00		\$0.00		

