

HUNTINGTON TRAILS HOMEOWNERS ASSOCIATION
123 UNITS
JANUARY 1, 2025 - DECEMBER 31, 2025 APPROVED BUDGET

ACCT	REVENUE	2024 APPROVED ANNUAL	2025 PROPOSED ANNUAL	2025 MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$130,380	\$137,760	\$11,480
4500	New Ownership Transfer Fee	\$500	\$500	\$42
4750	Huntington Community Reimb	\$1,722	\$1,722	\$144
	TOTAL REVENUE	\$132,602	\$139,982	\$11,665
	OPERATING EXPENSES			
5010	Bank Charges/Admin/Social/Office/Website	\$4,700	\$6,200	\$517
5300	Insurance 8/01	\$10,000	\$10,100	\$842
5400	Lawn Service (Contract)	\$25,200	\$25,200	\$2,100
5420	Pest Control/Fertilization	\$2,500	\$2,500	\$208
5610	Annual Report	\$90	\$90	\$8
5800	Management Fee Exp. 12/24 - 60 day notice	\$10,200	\$10,200	\$850
5900	Professional-Legal	\$1,000	\$3,000	\$250
5910	Professional-Tax / Audit	\$425	\$425	\$35
6100	Repair/Maint-General	\$2,500	\$2,500	\$208
6110	Mulch Islands/ Addtl Landscape / Tree & Palm Trim	\$8,000	\$8,000	\$667
6120	Irrigation	\$1,200	\$500	\$42
6400	Pond Management (Contract)	\$11,508	\$11,868	\$989
6410	Pond Aeration / Repairs	\$1,000	\$1,000	\$83
7000	Electric	\$14,000	\$14,000	\$1,167
7001	Water	\$8,500	\$7,200	\$600
8000	Contingency/Miscellaneous	\$2,355	\$1,177	\$98
	TOTAL OPERATING EXPENSES	\$103,178	\$103,960	\$8,663

RESERVES

9010	Reserves-Painting-Wall Repair	\$8,571	\$7,856	\$655
9020	Reserves-Paving	\$8,853	\$9,449	\$787
9030	Reserves-Drainage & Stormwater Management	\$6,000	\$5,941	\$495
9100	Infrastructure Repairs	\$6,000	\$12,776	\$1,065
	TOTAL RESERVES	\$29,424	\$36,022	\$3,002

TOTAL EXPENSES

\$132,602	\$139,982	\$11,665
	(\$0)	

Approved 11/26/24

**QUARTERLY MAINTENANCE FEES FOR 2025
BEGINNING JANUARY 1, 2025**

\$280.00

RESERVE ANALYSIS
HUNTINGTON TRAILS HOME OWNERS ASSOCIATION
 JANUARY 1, 2025 - DECEMBER 31, 2025

RESERVES	Current Replacement cost	<u>Basis of Estimate</u>	Current Reserves 1/01/2024	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2025 Fully Funded Annual Reserves	2025 Actual Budgeted amount
Painting / Wall Repair	\$35,000	2022	\$27,144	7	1	\$7,856	\$7,856	\$7,856
Paving / (Roads)	\$209,475	2010	\$124,438	20	9	\$85,037	\$9,449	\$9,449
Drainage & Stormwater Management	\$56,400	2020	\$10,092			\$53,067	\$5,941	\$5,941
Infrastructure Repairs	\$32,500	Board Estimate	\$15,857			\$28,156	\$12,776	\$12,776

TOTALS **\$333,375** **\$177,531** **\$174,116** **\$36,022** **\$36,022**

Paving costs increased by 3% annually
 Wall Painting estimate based on 2023 estimate plus allowance for repairs