

Hammock Trails Homeowners Association, Inc Proposed Budget YEAR ENDING DECEMBER 31, 2027

INCOME

	2026 Approved Budget	2027 Proposed Budget
Quarterly Base Assessment (465 Units)	207.00	210.00
40001 - Retained Earnings Applied	75,000.00	75,000.00
	207.00	210.00
Projected Increase (Decrease)		1.45%
Assessment Income	\$ 460,020.00	\$ 465,600.00

EXPENSES

GENERAL & ADMINISTRATIVE

60150 - Management Fees	59,883.72	61,680.23
60160 - Reserve Study	4,000.00	4,000.00
60300 - Audit/Tax Return	2,600.00	3,000.00
60350 - Legal Fees/Collections	10,000.00	10,000.00
60360 - Legal Fees/Covenant Enforcement	25,000.00	25,000.00
60370 - Legal - Chargeback/Covenant Enforcement	-	-
60400 - Legal - Chargeback/Collections	-	-
60450 - Payment Coupons	3,022.50	3,022.50
60650 - Insurance - Liability/Property/Fidelity Bond/Crime	15,648.64	20,425.00
60660 - Supplies	3,473.57	4,691.17
60670 - Insurance - Umbrella	10,000.00	3,000.00
60750 - Insurance - D&O	1,779.12	4,000.00
61150 - Website/Caliber Portal Service	1,200.00	1,200.00
61500 - Storage	250.00	250.00
61610 - Corporate Annual Report	73.50	73.50
61620 - Bad Debt	927.39	1,000.00

Total General & Administrative	\$ 137,858.44	\$ 141,342.40
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GROUNDS MAINTENANCE

62000 - Contract Landscape	62,812.49	65,170.20
62100 - Contract Irrigation	3,151.80	3,060.00
62600 - Mulch	14,000.00	14,000.00
62700 - Tree Trimming/ Removal	10,000.00	10,000.00
62720 - Landscape/Sod Replacement	10,000.00	5,000.00
62800 - Irrigation Repairs	1,625.90	1,000.00
63600 - Lighting Repairs	500.00	500.00
63650 - Electrical Repairs	1,000.00	1,000.00
63700 - Roads/Sidewalk R&M	2,000.00	2,000.00
63710 - Wall Repair/Maintenance	2,000.00	2,000.00
63720 - Sign Repair/Maintenance	1,000.00	1,000.00

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63740 - Pressure Wash - Residential Sidewalk & Apron	18,500.00	18,500.00
63750 - Pressure Wash - Entrance (Bannack Blvd)	4,800.00	4,800.00
63755 - Pressure Wash - Parks (Pavilion & Playgrounds)	1,050.00	1,050.00
63756 - Pressure Wash- Perimeter Wall		3,600.00
63765 - Pressue Wash - Vinly Fence	876.00	880.00
63850 - Patrol Service	2,500.00	600.00
64000 - Holiday Decorations	2,000.00	2,000.00
64075 - Vandalism	4,000.00	4,000.00
64076 - Maintenance Calls		1,000.00
64080 - Storage Facility	1,520.10	1,560.00
64100 - Grounds Miscellaneous	2,000.00	2,000.00

Total Grounds Maintenance	\$ 145,336.29	\$ 144,720.20
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Pool/Clubhouse

66000 - Contract - Pool Maintenance	\$21,336.57	21,976.66
66500 - Pool Equipment Repair	\$2,000.00	2,000.00
66510 - Pool Supplies/Equip	\$776.00	776.00
66600 - Pool Permit	\$375.35	375.35
66650 - Pool Furniture	\$1,000.00	1,000.00
66760 - Pool Fence/Gate	\$1,000.00	1,000.00
67350 - Pressure Washing	\$500.00	500.00
67640 - Tot Lots	\$500.00	1,000.00
67650 - Improvement	\$2,000.00	2,000.00

Total Home Site Specific	\$29,487.92	\$ 30,628.01
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RECREATIONAL

65020 - Cabana Area Maintenance	\$1,000.00	1,000.00
65060 - Security	\$54,720.00	54,720.00
65061 - Access Control- Cloud		400.00
65080 - Cabana Pest Control	\$1,678.76	1,700.00
65330 - Rec Area Misc	\$3,500.00	3,500.00
65335 - Playground Mulch (Replace/Replenish)	\$10,000.00	10,000.00

Total Recreational	\$70,898.76	\$ 71,320.00
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UTILITIES

78000 - Electricity - Entry	\$1,593.25	1,672.91
78200 - Electricity - Lift Station	\$1,999.03	2,098.98
78210 - Electricity - Pool	\$8,330.16	8,746.67
78450 - Water - Irrigation	\$3,692.19	3,869.92
78460 - Water - Pool	\$5,820.03	6,111.03
78500 - Cable/Internet	\$1,718.85	1,804.79

Total Utilities	\$23,153.51	\$ 24,304.31
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RESERVES

80570 - Reserves - Resurface/Deck	\$3,545.04	3,545.04
80580 - Reserves - Other Elements	\$42,850.00	42,850.00
80950 - Reserves - Tot Lots	\$6,890.04	6,890.04
Total Reserves	\$53,285.08	\$ 53,285.08

TOTAL EXPENSES

<u>\$ 460,020.00</u>	<u>\$ 465,600.00</u>
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Approval Signature

Maria Koche

10/6/26

President (HOA)

Name

Date

Title

DISCLAIMER: THE BUDGET AND FIGURES ARE A GOOD FAITH ESTIMATE ONLY AND REPRESENT AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACT AND CIRCUMSTANCES EXISTING AT THE TIME OF PREPARATION. ACTUAL COST OF SUCH ITEMS MAY EXCEED THE ESTIMATED COSTS.