

**Mountain Trails Community Association  
2025 Budget - Final**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
<b>INCOME</b>													
Residential Assess	29,785	29,785	29,785	29,785	29,785	29,785	29,785	29,785	29,785	29,785	29,785	29,785	357,420
Collection Income	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	16,200
Gate/Key Income	50	50	50	50	50	50	50	50	50	50	50	70	620
<b>TOTAL INCOME</b>	<b>31,185</b>	<b>31,185</b>	<b>31,185</b>	<b>31,185</b>	<b>31,185</b>	<b>31,185</b>	<b>31,185</b>	<b>31,185</b>	<b>31,185</b>	<b>31,185</b>	<b>31,185</b>	<b>31,205</b>	<b>374,240</b>
<b>EXPENSES</b>													
<b>MAINT. &amp; REPAIR</b>													
Landscape Maint	5400	5400	5400	5400	5400	5400	5400	5400	5400	5400	5400	5400	64800
Pest Control	350	350	350	350	350	350	350	350	350	350	350	350	4200
Lighting Repair & Maint.	0	100	0	0	100	0	0	100	0	0	100	0	400
Playground Maintenance	0	250	0	0	250	0	0	250	0	1750	250	0	2750
Parking Service Contract	515	515	515	515	515	515	515	515	515	515	515	515	6180
Pool Contract	750	750	750	750	1000	1000	1000	1000	1000	750	750	750	10250
Pool/Spa Supplies	500	500	500	750	1000	1000	1000	1000	750	500	500	500	8500
Pool/Spa Repairs	1000	0	0	1000	0	0	1000	0	0	1000	0	0	4000
Gate Contract	500	0	0	500	0	0	500	0	0	500	0	0	2000
Gate Maintenance	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	12000
Irrigation Repairs	400	400	400	600	750	1000	1000	1000	750	600	400	400	7700
Overseeding	0	0	0	0	0	0	0	0	0	2000	0	0	2000
Tree Trimming	0	0	10000	0	0	0	0	0	0	10000	0	0	20000
Backflow Inspection	0	0	0	0	0	0	0	0	0	350	0	0	350
General Maintenance	1875	400	0	1875	400	0	1875	400	0	1875	400	0	9100
<b>TOTAL MAINT. &amp; REPAIRS</b>	<b>12290</b>	<b>9665</b>	<b>18915</b>	<b>12740</b>	<b>10765</b>	<b>10265</b>	<b>13640</b>	<b>11015</b>	<b>9765</b>	<b>26590</b>	<b>9665</b>	<b>8915</b>	<b>154230</b>
<b>PARTS &amp; SUPPLIES</b>													
Parts & Supplies	0	0	0	0	0	0	0	0	0	0	0	0	0
Gate Remotes/Keys	450	0	0	450	0	0	450	0	0	450	0	0	1800
<b>TOTAL PARTS &amp; SUPPLIES</b>	<b>450</b>	<b>0</b>	<b>0</b>	<b>450</b>	<b>0</b>	<b>0</b>	<b>450</b>	<b>0</b>	<b>0</b>	<b>450</b>	<b>0</b>	<b>0</b>	<b>1800</b>
<b>UTILITIES</b>													
Electricity	3250	3250	3250	3250	3250	3250	3250	3250	3250	3250	3250	3250	39000
Gate Telephone	300	300	300	300	300	300	300	300	300	300	300	300	3600
Gas	75	75	75	75	75	75	75	75	75	75	75	75	900
Water/Sewer	750	750	1000	1500	3000	5000	7000	8000	8000	7000	3000	1000	46000
<b>TOTAL UTILITIES</b>	<b>4375</b>	<b>4375</b>	<b>4625</b>	<b>5125</b>	<b>6625</b>	<b>8625</b>	<b>10625</b>	<b>11625</b>	<b>11625</b>	<b>10625</b>	<b>6625</b>	<b>4625</b>	<b>89500</b>

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	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
<b>ADMINISTRATIVE</b>													
Legal	0	500	0	0	500	0	0	500	0	0	500	0	2000
Collections/Legal	650	650	650	650	650	650	650	650	650	650	650	650	7800
Bank Charges	0	25	0	0	25	0	0	25	0	0	25	0	100
Audit & Tax Prep	0	0	300	0	0	700	0	0	0	0	0	0	1000
Insurance	0	6200	0	0	0	0	0	0	0	0	0	0	6200
Meetings/Community Management Fee	0	0	0	0	0	0	500	0	0	0	0	0	500
	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	19200
Copies/Post/Supplies	75	75	500	75	500	75	75	75	75	75	75	75	1750
Statements	225	225	225	225	225	225	225	225	225	225	225	225	2700
Permits/Licenses	0	0	0	270	0	0	0	0	270	0	0	0	540
Records Storage	15	15	15	15	15	15	15	15	15	15	15	15	180
Income Tax	0	1070	0	0	0	0	0	1070	0	0	0	0	2140
Website	300	0	0	0	0	0	0	0	0	0	0	0	300
Misc Admin	0	0	75	0	0	75	0	0	75	0	0	75	300
<b>TOTAL ADMINISTRATIVE</b>	<b>2865</b>	<b>10360</b>	<b>3365</b>	<b>2835</b>	<b>3515</b>	<b>3340</b>	<b>3065</b>	<b>4160</b>	<b>2910</b>	<b>2565</b>	<b>3090</b>	<b>2640</b>	<b>44710</b>
<b>TOTAL OPERATING EXP.</b>	<b>19980</b>	<b>24400</b>	<b>26905</b>	<b>21150</b>	<b>20905</b>	<b>22230</b>	<b>27780</b>	<b>26800</b>	<b>24300</b>	<b>40230</b>	<b>19380</b>	<b>16180</b>	<b>290240</b>
<b>RESERVE</b>	<b>7000</b>	<b>7000</b>	<b>7000</b>	<b>7000</b>	<b>7000</b>	<b>7000</b>	<b>7000</b>	<b>7000</b>	<b>7000</b>	<b>7000</b>	<b>7000</b>	<b>7000</b>	<b>84000</b>
<b>TOTAL OPER. &amp; RESERVE</b>	<b>26980</b>	<b>31400</b>	<b>33905</b>	<b>28150</b>	<b>27905</b>	<b>29230</b>	<b>34780</b>	<b>33800</b>	<b>31300</b>	<b>47230</b>	<b>26380</b>	<b>23180</b>	<b>374240</b>
<b>TOTAL INCOME/DEFICIT</b>	<b>4205</b>	<b>-215</b>	<b>-2720</b>	<b>3035</b>	<b>3280</b>	<b>1955</b>	<b>-3595</b>	<b>-2615</b>	<b>-115</b>	<b>-16045</b>	<b>4805</b>	<b>8025</b>	<b>0</b>
<b>Assumptions:</b>													
Homeowners	161												
Monthly Assessment (8% increase)	185												
Reserve Contribution and Working Capital will be in addition to the monthly reserve transfer													
Expenses based on historical data													
Accepted			Position				Date						