

Trutina 2025 HOA Budget Information

The 2025 Proposed Trutina HOA budget has been mailed to all members for their review. We wanted to highlight a number of things in the budget for members to better understand some of the trends and the decisions the HOA Board of Directors has made.

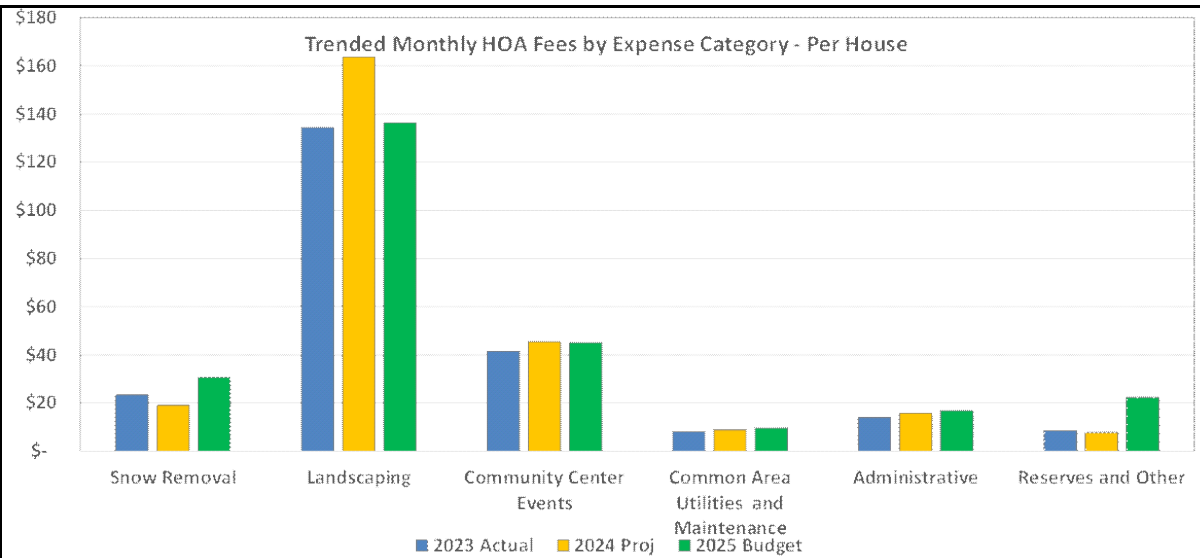
- Total Monthly fees will not increase in 2025 and remain level with 2024. Fees for the Main remain at \$70 per month and fees for Residential remain at \$191 per month for a total of \$261 per month per house.

- Nearly all expense categories are projected to be up year-over-year due to general inflation but we are able to keep our monthly fee level due to a change in landscaping. We have chosen a new vendor, Verdant, to help us contain costs while also focusing on quality of services and increased on-site supervision. Greenleaf will still provide landscaping for the Main, but Verdant will be the services provider for Residential and will perform weekly services over a 2-day period. The development will be divided geographically and we will communicate which areas will be serviced on which days.

- In the past we have proposed a budget that is near to net Zero (that planned revenue equals planned expenses). In 2025 we are increasing the planned amount we will invest in Reserves, going from \$10,000 in the past to \$20,000 in 2025 and we are also planning for an overage of revenue vs. expenses of \$12,000 for the Main and \$68,000 for Residential. This can be used to offset any unforeseen expenses due to the new landscape vendor or other circumstances that may arise.

- This shows the trend from 2023 through 2025 for the actual or budgeted expenses by month.

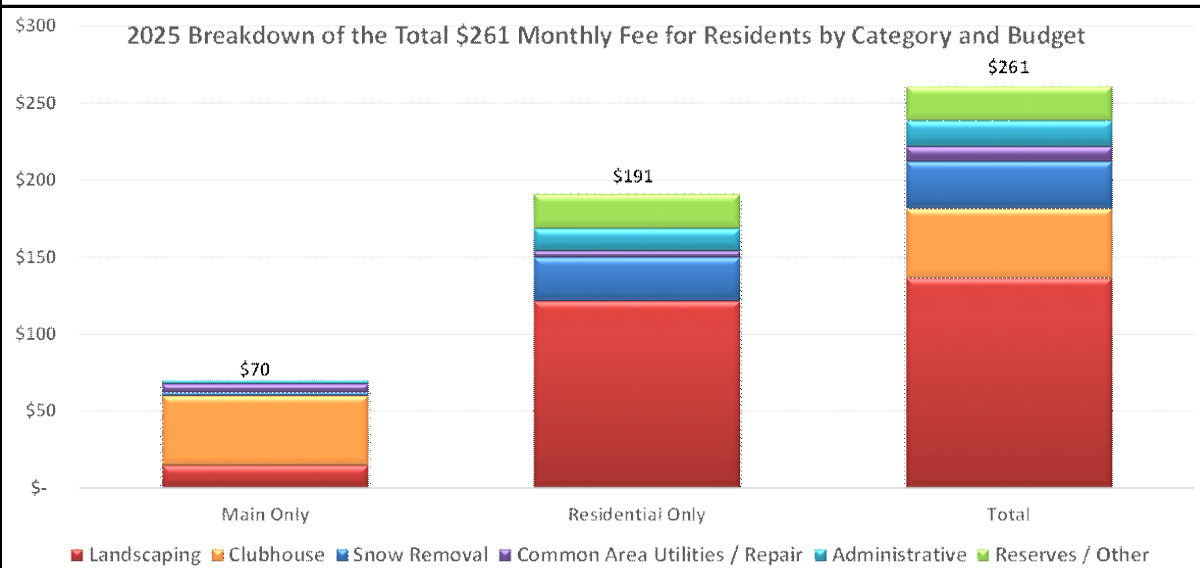
- As you can see Landscaping remains our largest expense, however while all other categories of expenses continue to increase we have been able to hold our budgeted 2025 landscaping expenses per house level with 2023.



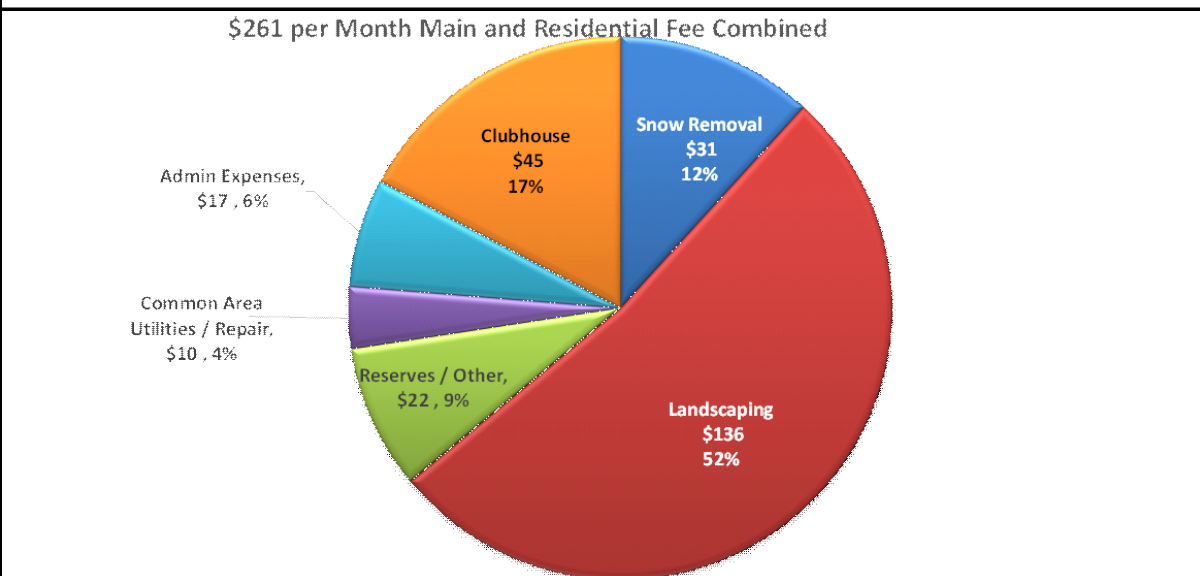
- The budget for the Main of \$70 per residence per month is primarily driven by Clubhouse expenses.

- The budget for Residential of \$191 per residence per month is primarily driven by Landscaping expenses. That is followed by Snow Removal, Administrative fees and Reserves and Other expenses.

- The combined \$261 monthly fee is largely Landscaping, followed by Clubhouse expenses and snow removal.



- This is an alternate view of the monthly \$261 total fee with percentages for each expense category.



- We wanted to show a breakout of the \$45 monthly charge for the Clubhouse for all residents to provide more transparency and clarity. As you can see from the chart, the majority of Clubhouse expenses are Labor and Administration for the people that keep the Clubhouse - including the pool and all equipment - running. That is followed by Utilities (gas, electric and water) and then cleaning. Some of the amenities include Wine Down Wednesday at ~ \$3 per month and Hospitality (coffee, etc.) also ~ \$3 per month. Social Events, Men's and Women's Coffee, Water Aerobics and Yoga all combined are only about \$3 total per month, yet these amenities are beneficial for all residents and help increase the value of the community for current residents as well as resale.

