SEA TRAIL MASTER ASSOCIATION, INC.

2026 ANNUAL MEMBERSHIP MEETING

NOTICE

October 21, 2026

Dear Sea Trail Owner(s):

Please find attached the **Annual Membership Meeting** package for the Sea Trail Master Association, Inc. The **Annual Membership Meeting** will be held on **Saturday, November 21, 2026, at 10:00 AM** at the Sea Trail Convention Center, 73 Clubhouse Rd., Sunset Beach, NC 28468.

It is very important that you submit the enclosed Proxy and mark the bottom of the Proxy to indicate whether you will attend the meeting in person so that we can tally the expected participants.

The enclosed **Annual Meeting** package includes:

- This Official Notice of 2026 Annual Membership Meeting
- Agenda for the 2026 Annual Membership Meeting
- Minutes of the 2025 Annual Membership Meeting
- September 2026 Financials
- 2027 Budget Adopted by the Board
- 70-604 IRS Resolution for Surplus Funds
- Proxy for Annual Membership Meeting

Those Owners that do not have an email address will receive the Annual Meeting Packet via US Mail with a Proxy to return by mail.

The enclosed 2027 Budget was adopted by the Board on October 12, 2026. The Board of Directors has worked diligently to keep the expenses of the Association as low as possible; however, to keep up with the rising costs of inflation, the enclosed Board Approved 2027 Budget requires an increase in the Annual Assessments to fund the 2027 expenses of the Association.

The Annual Assessments/Dues for 2027 will be $1,250 and will be due in full on January 1, 2027. It is important to note that the Budget can be ratified without a quorum being present, per N.C.G.S. 47F OR C-3-103. Per the Second Amended Consolidated Master Declaration and Development Plan for Sea Trail Plantation Including Covenants, Conditions and Restrictions, the Budget is ratified unless Members representing at least seventy-five percent of the total Class "A" votes in the Association AND the class "B" Member rejects the budget. As the budget has been approved by the class "B" member, it is ratified.

If you would like to exercise your right to vote but are unable to attend the meeting in person, please complete the proxy provided for you to appoint someone to vote in your absence. **Option I** on the proxy indicates **Mickey Smith,** President of the Association, as your proxy agent to vote on your behalf. **Option II** of the proxy has a blank line to write in the name of the person who will be attending the meeting that you wish to vote on your behalf. Choose **Option III** of the Proxy to limit your Proxy's use **for quorum purposes only**. Please check the appropriate box on the proxy form (**check only one box**), check the appropriate box to indicate whether or not you will attend the meeting in person, sign, date, and return via email at proxy@camsmgt.com. This will help ensure that a quorum is established so that the meeting can be conducted. If you return your proxy and do attend the meeting, your proxy will be returned to you when you check in at the meeting. Each Sea Trail homeowner address has one (1) vote at the Annual Members Meeting. Please be advised that **with no box checked, the Proxy will be used for quorum purposes only.**

Your participation for this important meeting is greatly appreciated by the Board of Directors. If you have any questions pertaining to the contents of this correspondence, please call (910) 579-5374 or contact us at email@camsmgt.com.

Sincerely,
Sea Trail Master Association, Inc.

Professionally Managed By:
Community Association Management Services (CAMS)
Janine Entwistle, MBA, CMCA®, AMS®, PCAM®
Onsite General Manager

Please return your Proxy by 5:00 pm Thursday, November 19, 2026, by using one of the options below:

- **Visit the Owner Portal at camsmgt.com/portal and attach your proxy to a General Question.**
- **Email your proxy to proxy@camsmgt.com.**
- **If you are mailing your correspondence, send the information to Sea Trail Master Association, Inc., 295-1 Rice Mill Circle, Sunset Beach, NC 28468.**

SEA TRAIL MASTER ASSOCIATION
2026 ANNUAL MEMBERSHIP MEETING
AGENDA
SATURDAY, NOVEMBER 21, 2026 - 10:00 AM

TO: **The Members of Sea Trail Master Association**
DATE: **Saturday, November 21, 2026**
TIME: **10:00 AM; Check-In will begin at 9:15 AM**
PLACE: **Sea Trail Convention Center, 73 Clubhouse Rd., Sunset Beach, NC 28468**

The order of business will be as follows:

I. Call to Order
II. Pledge of Allegiance
III. Introduction of Board Members and Onsite CAMS Management Team
IV. Proof of Notice of Meeting
V. Voting:
   A. 2025 Annual Meeting Minutes
   B. 2027 Budget Ratification
   C. IRS 70-604 Resolution for Surplus Funds
VI. STMA 2026 Accomplishments
VII. STMA Committees
VIII. 2027 Budget Summary
   A. Capital Improvement Plan Highlights
IX. New Business
   A. Appointment of Board of Directors
   B. President's Closing Remarks
X. Adjournment

Chief Ken Klamar – Special Guest Speaker

HOMEOWNER QUESTION/ANSWER SESSION – this will begin immediately following adjournment of the meeting.

2025 ANNUAL MEMBERSHIP MEETING

SATURDAY, NOVEMBER 22, 2025 10:00 AM

Sea Trail Convention Center

MINUTES

I. **Welcome and Call to Order**
President Mickey Smith welcomed the members in person and online. The meeting was called to order at 10:00 am.

II. **Pledge of Allegiance**

III. Introduction of Board Members President Mickey Smith introduced himself and the other Board Members, JoDonna O'Leary, Vice President; Jack Phillabaum, Treasurer; Dawn Smiarowski, Secretary; Roz Dahlen, Julie Chortanoff, and Donald Bean, Members-at-Large; the CAMS onsite management team Janine Entwistle, General Manager; Debbie Cornell, Assistant Community Manager; and Greg Mcintire Community Facilities and Maintenance Tech.

IV. **Proof of Meeting Notice**
Proof of Meeting Notice was sent to all owners of record on October 22, 2025 in accordance with the Notice requirements of the governing documents. The Proof of Meeting Notice is made a part of the Annual Meeting file for the Association.

V. **Voting**
A. 2024 Annual Meeting Minutes Approval
The minutes of the 2024 Annual Meeting were approved by the Board of Directors for form and content only. The minutes were distributed in the Annual Meeting Package that was sent to all Owners. Dawn Smiarowski asked if there were any objections to waiving the reading of the minutes. No objections were made. Therefore, reading of the minutes was waived.
A motion was made by Gail Schmoyer and seconded by Steve Miller to approve the 2024 Annual Meeting Minutes as presented. Motion was

approved unanimously.

B. 2026 Budget Ratification

The Board of Directors approved the 2026 Budget on October 6, 2025. The Assessments for 2026 will be $1150 per year. Per the Second Amended Consolidated Master Declaration and Development Plan for Sea Trail Plantation including Covenants, Conditions and Restrictions, the Budget is ratified unless members representing at least seventy-five percent of the total class "A" votes in the association and the class "B" member (the Declarant) rejects the budget. As the class "B" member has approved the budget, the 2026 Budget was ratified.

C. IRS 70-604 Resolution for Surplus Funds

Revenue Ruling 70-604 pertains to the HOA filing an 1120 tax form that will allow the Association to carry over excess membership income over membership expenses to the next year without paying income tax on the excess. As part of the ruling, the Membership must vote to approve the Revenue Ruling. A motion was made by Don Boyd and seconded by Jack Passalugo to approve the IRS Resolution 70-604 for Surplus Funds. Motion was approved unanimously.

VI. STMA/CAMS 2025 Accomplishments

Mickey outlined all the accomplishments of the Board and CAMS for 2025. This report can be viewed in the video on the STMA Website.

VII. STMA 2025 Committee Recognition

Dawn recognized all committee chairs and co-chairs. A Special Volunteer Recognition Award was presented to Jack Passalugo for his tireless efforts serving on several committees; Access and Facilities and wherever needed. Jack was presented with the 2025 STMA SeaHorse Volunteer Recognition Award.

VIII. 2026 Budget Overview

Jack Phillabaum and Janine Entwistle reviewed the 2026 Budget.This presentation can be viewed in the video on the STMA Website.

IX. Declarant Update.

Julie Chortanoff provided an update on behalf of Robert Hill. Julie's presentation can be viewed in the video on the STMA Website.

X. East Coast Golf Update

Mike Buccerone presented an update on the new driving range.

XI. New Business

A. Appointment of New Board Members

The appointment of the 2026 Sea Trail Master Association Board of Directors was announced as follows:
Mickey Smith, Jack Phillabaum, Dawn Smiarowski, Roz Dahlen, Donald Bean, Jack Passalugo and Maggie Sorenson

XII. Adjournment

There being no further business, a motion to adjourn the Annual Meeting was made by Mickey Smith and seconded by Steve Miller at 10:51 am. Motion passed unanimously.

Dawn Smiarowski – Recording Secretary **Date**

STMA Board of Directors TRAIL MASTER ASSOCIATION, INC.

Sea Trail Master Association, Inc.

Balance Sheet For 9/30/2026

Cash & Cash Equivalent		
First Citizens/CIT - Operating Escrow 5955	$39,916.44	
First Citizens/CIT - Operating Contingency 5947	$1,029.42	
First Citizens/CIT Reserve/ICS (CI) 0578 $200K	$401,407.06	
North State OP/ICS 9229 $200K	$71,049.32	
FCB/CIT OP Bingo 3295	$500.00	
FCB/CIT OP CDAR 4389 10.1.2026 3.85%	$403,857.72	
Alliance Operating/ICS 0712 $200k	$229,448.00	
Alliance Reserve/ICS 5820 $45k	$306,483.15	
Alliance Debit 0751	$3,438.43	
EBT MM - OP/ICS 9973 $250k	$597,709.19	
Total Cash & Cash Equivalent		**$2,054,838.73**
Accounts Receivable		
Accounts Receivable	$16,107.24	
Allowance For Bad Debt	($12,400.00)	
Other Receivables	$3,000.00	
Total Accounts Receivable		**$6,707.24**
Other Current Assets		
Prepaid Insurance	$44,235.50	
Total Other Current Assets		**$44,235.50**
	Total Assets	**$2,105,781.47**
Accounts Payable		
Accounts Payable	$7,751.42	
Total Accounts Payable		**$7,751.42**
Other Current Liabilities		
Pre-Paid Assessments	$52,434.74	
Insurance Premium Financing	$15,091.16	
Deferred Development Fund Revenue	$192,835.00	
Deferred Replacement Funds	$309,790.54	
Construction Security Deposits	$38,100.00	
Total Other Current Liabilities		**$608,251.44**
General Fund		
Prior Accumulated Surplus (deficit)	$542,018.02	
Net Income (Loss)	$947,760.59	
Total General Fund		**$1,489,778.61**
	Total Liabilities / Equity	**$2,105,781.47**

Sea Trail Master Association, Inc.

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Operating Income							
Revenue - Assessments							
4000 - Assessment Income	3,462.06	2,100.00	1,362.06	2,162,868.73	2,148,455.00	14,413.73	2,154,755.00
4010 - Reserve Funding	20,107.99	20,107.99	-	180,971.91	180,971.91	-	241,295.82
4012 - Improvement Fund	15,102.50	15,102.50	-	135,922.50	135,922.50	-	181,230.00
4020 - Capital Contribution	9,200.00	7,858.33	1,341.67	57,950.00	70,724.97	(12,774.97)	94,300.00
Total Revenue - Assessments	**47,872.55**	**45,168.82**	**2,703.73**	**2,537,713.14**	**2,536,074.38**	**1,638.76**	**2,671,580.82**
Revenue - Fees							
4200 - Administrative Collection Fees	-	-	-	715.00	-	715.00	-
4220 - Collection Fee Income	-	-	-	120.00	-	120.00	-
4245 - Interest - Owner Accounts	165.15	-	165.15	4,193.15	-	4,193.15	-
4250 - Late Fee Income	140.00	-	140.00	4,460.00	-	4,460.00	-
4260 - Returned Payment Income	-	-	-	455.00	-	455.00	-
4305 - Violation Fees	-	-	-	50.00	-	50.00	-
Total Revenue - Fees	**305.15**	**-**	**305.15**	**9,993.15**	**-**	**9,993.15**	**-**
Revenue - Amenities							
4430 - License Plate Income	-	-	-	285.00	-	285.00	-
4446 - Amenity Access Income	200.00	-	200.00	1,350.00	-	1,350.00	-
4500 - Lot Clean-Up Fees	-	-	-	17,786.30	19,200.00	(1,413.70)	19,200.00
4520 - Architectural Review Board Fees	3,000.00	1,541.67	1,458.33	22,950.00	13,875.03	9,074.97	18,500.00
Total Revenue - Amenities	**3,200.00**	**1,541.67**	**1,658.33**	**42,371.30**	**33,075.03**	**9,296.27**	**37,700.00**
Revenue - Other							
4800 - Bank Interest	2,534.71	229.17	2,305.54	29,273.06	2,062.53	27,210.53	2,750.00
4840 - Miscellaneous Income	-	-	-	1,576.59	-	1,576.59	-
4852 - Social Committee - Income	-	-	-	379.61	-	379.61	-
4853 - Chapel Committee Income	210.00	-	210.00	1,411.66	-	1,411.66	-
Total Revenue - Other	**2,744.71**	**229.17**	**2,515.54**	**32,640.92**	**2,062.53**	**30,578.39**	**2,750.00**
Total Income	**54,122.41**	**46,939.66**	**7,182.75**	**2,622,718.51**	**2,571,211.94**	**51,506.57**	**2,712,030.82**
Operating Expense							
Debit Card Pending							
5999 - Debit Card-Pending Receipt	-	-	-	27.74	-	(27.74)	-
Total Debit Card Pending	**-**	**-**	**-**	**27.74**	**-**	**(27.74)**	**-**
Administrative Expenses							
5000 - Review/Audit & Tax Prep	-	-	-	250.00	200.00	(50.00)	7,900.00
5004 - Administrative Expenses	272.51	1,500.00	1,227.49	3,665.37	4,950.00	1,284.63	6,800.00
5010 - Bingo Expense	-	-	-	201.93	-	(201.93)	-
5020 - Bad Debt Expense	-	125.00	125.00	7,400.00	1,125.00	(6,275.00)	1,500.00
5022 - Bank Service Charges	-	-	-	40.00	-	(40.00)	-
5025 - Attorney Collection Fees Paid	-	250.00	250.00	-	2,250.00	2,250.00	3,000.00

Sea Trail Master Association, Inc.

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
5027 - Health & Safety	1,505.18	400.00	(1,105.18)	2,792.62	3,080.00	287.38	3,500.00
5028 - Annual Community Enhancements	-	5,407.75	5,407.75	-	48,669.75	48,669.75	64,893.00
5030 - Continuing Education-Onsite Employees	-	133.33	133.33	-	1,199.97	1,199.97	1,600.00
5035 - Licenses and Fees	-	-	-	-	75.00	75.00	275.00
5036 - Dues and Subscriptions	-	-	-	125.00	200.00	75.00	200.00
5040 - Insurance	8,847.10	9,034.92	187.82	77,438.00	81,314.28	3,876.28	108,419.00
5056 - Legal Expense	960.63	5,000.00	4,039.37	4,809.77	45,000.00	40,190.23	60,000.00
5060 - CAMS - Management Fees	7,679.15	7,679.15	-	67,770.33	67,770.33	-	90,807.78
5072 - Office Supplies	-	87.50	87.50	744.82	787.50	42.68	1,050.00
5073 - CAMS Office Supplies/Processing	959.32	650.00	(309.32)	16,542.22	14,050.00	(2,492.22)	16,000.00
5077 - Printing	-	125.00	125.00	391.85	1,125.00	733.15	1,500.00
5084 - Internet Access	534.35	551.50	17.15	4,513.71	4,963.50	449.79	6,618.00
5088 - Social Committee	26.74	325.00	298.26	1,403.01	3,775.00	2,371.99	5,375.00
5089 - Travel	-	41.67	41.67	-	375.03	375.03	500.00
5090 - Chapel Committee	-	-	-	256.74	-	(256.74)	-
5091 - Tax - Federal Income	-	-	-	-	5,000.00	5,000.00	5,000.00
5092 - Tax - State Income	-	-	-	-	500.00	500.00	500.00
5093 - Tax - Sunset Beach Fire	-	-	-	3,893.75	4,000.00	106.25	4,000.00
5097 - Welcome Committee	328.79	-	(328.79)	1,141.47	1,250.00	108.53	2,500.00
5098 - Web Site Expense	100.00	54.00	(46.00)	4,002.41	6,930.00	2,927.59	7,500.00
5099 - Operating Contigency	-	2,083.33	2,083.33	-	18,749.97	18,749.97	25,000.00
Total Administrative Expenses	**21,213.77**	**33,448.15**	**12,234.38**	**197,383.00**	**317,340.33**	**119,957.33**	**424,437.78**
Repairs & Maintenance Expenses							
5400 - General Maintenance	425.00	1,500.00	1,075.00	2,639.63	14,525.00	11,885.37	20,000.00
5405 - Pond Maintenance	1,200.00	1,102.50	(97.50)	13,465.00	9,922.50	(3,542.50)	13,230.00
5408 - Electrical Maintenance	2,728.00	250.00	(2,478.00)	3,823.28	2,250.00	(1,573.28)	3,000.00
5411 - General Supplies	266.54	690.66	424.12	3,985.49	6,215.94	2,230.45	8,287.86
5420 - Power Washing/Window Cleaning	-	3,000.00	3,000.00	3,454.00	3,000.00	(454.00)	3,000.00
5424 - HVAC Repairs & Service	-	-	-	6,775.58	5,000.00	(1,775.58)	10,000.00
5430 - Holiday Decorations	-	-	-	-	-	-	15,057.00
5435 - Janitorial Services	3,400.00	3,400.00	-	27,200.00	30,600.00	3,400.00	40,800.00
5436 - Cleaning Supplies	2,658.57	583.33	(2,075.24)	5,330.95	5,249.97	(80.98)	7,000.00
5455 - Gym Equipment Supplies & Service	356.06	1,310.83	954.77	5,071.04	11,797.47	6,726.43	15,730.00
5456 - Access Control	-	-	-	13,624.78	27,000.00	13,375.22	36,000.00
5461 - Elevator Repairs and Maint	-	-	-	524.00	5,000.00	4,476.00	5,000.00
5463 - Plumbing Repairs	32.04	375.00	342.96	243.38	3,375.00	3,131.62	4,500.00
5464 - Pest Control	-	50.00	50.00	220.00	450.00	230.00	600.00
5465 - Interior Pest Control	-	-	-	290.00	510.00	220.00	680.00
5466 - Termite Inspection	-	-	-	-	450.00	450.00	450.00
5477 - Sidewalk Repairs	-	833.33	833.33	-	7,499.97	7,499.97	10,000.00
5478 - Street Sign/Mailbox Repair	-	166.67	166.67	1,588.59	1,500.03	(88.56)	2,000.00

Sea Trail Master Association, Inc.

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
5480 - Entry Wall Maintenance	-	-	-	-	2,500.00	2,500.00	5,000.00
5484 - Roads & Parking	235.95	583.33	347.38	2,968.14	5,249.97	2,281.83	7,000.00
5485 - Tennis Court Repairs & Maintenance	-	216.67	216.67	2,050.70	1,950.03	(100.67)	2,600.00
Total Repairs & Maintenance Expenses	**11,302.16**	**14,062.32**	**2,760.16**	**93,254.56**	**144,045.88**	**50,791.32**	**209,934.86**
Payroll Expenses							
5074 - On-Site Personnel	24,524.81	25,875.29	1,350.48	234,558.06	232,877.61	(1,680.45)	310,503.44
5075 - Pool Monitors	622.34	-	(622.34)	44,196.19	35,000.00	(9,196.19)	35,000.00
Total Payroll Expenses	**25,147.15**	**25,875.29**	**728.14**	**278,754.25**	**267,877.61**	**(10,876.64)**	**345,503.44**
Grounds Expenses							
5755 - Landscape Contract	30,041.92	30,041.92	-	269,206.93	270,377.28	1,170.35	360,503.06
5756 - Landscape - Mulch/Pine Straw	-	-	-	37,641.00	41,319.00	3,678.00	41,319.00
5758 - Landscape Projects	-	-	-	113,989.83	93,023.16	(20,966.67)	93,023.16
5759 - Lot Clean-Up	-	-	-	8,260.00	8,960.00	700.00	13,440.00
5760 - Turf Fungicide	-	525.00	525.00	-	4,725.00	4,725.00	6,300.00
5761 - Overseeding Services	-	-	-	-	-	-	6,341.88
5762 - Tree Trimming/Maintenance	6,840.00	6,250.00	(590.00)	21,310.70	25,000.00	3,689.30	25,000.00
5764 - Irrigation/Backflow	749.98	1,000.00	250.02	7,179.82	12,000.00	4,820.18	12,000.00
5766 - Storm Damage Clean-Up	-	2,500.00	2,500.00	1,440.00	10,000.00	8,560.00	15,000.00
5769 - Stormwater Maintenance	-	-	-	36,950.00	36,950.00	-	36,950.00
Total Grounds Expenses	**37,631.90**	**40,316.92**	**2,685.02**	**495,978.28**	**502,354.44**	**6,376.16**	**609,877.10**
Pool Expenses							
5810 - Pool Maintenance Contract	1,779.65	1,800.00	20.35	16,016.85	16,200.00	183.15	21,600.00
5811 - Pool License & Fees	-	-	-	1,800.00	2,000.00	200.00	2,000.00
5814 - Other Pool Expenses	-	-	-	2,179.94	6,000.00	3,820.06	6,000.00
5815 - Pool Repair & Maintenance	2,422.25	833.33	(1,588.92)	7,087.03	7,499.97	412.94	10,000.00
5818 - Pool Supplies	3,886.52	2,000.00	(1,886.52)	20,448.04	18,000.00	(2,448.04)	24,000.00
5819 - Pool Furniture Repair	-	-	-	720.00	1,500.00	780.00	1,500.00
Total Pool Expenses	**8,088.42**	**4,633.33**	**(3,455.09)**	**48,251.86**	**51,199.97**	**2,948.11**	**65,100.00**
Utilities							
6210 - Cable TV	88.80	100.00	11.20	710.40	900.00	189.60	1,200.00
6222 - Electricity Expense	470.01	4,958.33	4,488.32	42,498.31	44,624.97	2,126.66	59,500.00
6223 - Fuel/Propane	1,562.52	960.00	(602.52)	7,944.32	8,640.00	695.68	11,520.00
6235 - Phone	323.23	425.00	101.77	3,306.08	3,825.00	518.92	5,100.00
6275 - Trash Removal	572.46	645.83	73.37	4,339.17	5,812.47	1,473.30	7,750.00
6280 - Water/Sewer	2,518.05	2,729.67	211.62	14,991.22	24,567.03	9,575.81	32,756.00
Total Utilities	**5,535.07**	**9,818.83**	**4,283.76**	**73,789.50**	**88,369.47**	**14,579.97**	**117,826.00**
Reserve funding							
8000 - Reserve Funding	20,107.99	20,107.99	-	180,971.91	180,971.91	-	241,295.82
8005 - Capital Improvement Funding	15,102.50	15,102.50	-	135,922.50	135,922.50	-	181,230.00

Sea Trail Master Association, Inc.

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
Total Reserve funding	**35,210.49**	**35,210.49**	**-**	**316,894.41**	**316,894.41**	**-**	**422,525.82**
Reserve Expenditures							
9020 - Reserve - Creek Side	-	-	-	11,453.94	-	(11,453.94)	-
9030 - Reserve - Pink Palace	-	1,594.16	1,594.16	13,636.00	14,347.44	711.44	19,129.98
9050 - Reserve - Stormwater Expense	2,799.38	20,833.33	18,033.95	145,534.38	187,499.97	41,965.59	250,000.00
Total Reserve Expenditures	**2,799.38**	**22,427.49**	**19,628.11**	**170,624.32**	**201,847.41**	**31,223.09**	**269,129.98**
Total Expense	**146,928.34**	**185,792.82**	**38,864.48**	**1,674,957.92**	**1,889,929.52**	**214,971.60**	**2,464,334.98**
Operating Net Total	**(92,805.93)**	**(138,853.16)**	**46,047.23**	**947,760.59**	**681,282.42**	**266,478.17**	**247,695.84**
Net Total	**(92,805.93)**	**(138,853.16)**	**46,047.23**	**947,760.59**	**681,282.42**	**266,478.17**	**247,695.84**

Sea Trail Master Association, Inc.

2027 Annual Budget

	2026	2027
Income		
Revenue - Assessments		
4000 - Assessment Income	2,154,755.00	2,436,500.00
4010 - Reserve Funding	241,295.82	275,077.25
4012 - Improvement Fund	181,230.00	209,435.00
4020 - Capital Contribution	94,300.00	115,000.00
Total Revenue - Assessments	**2,671,580.82**	**3,036,012.25**
Revenue - Amenities		
4500 - Lot Clean-Up Fees	19,200.00	17,700.00
4520 - Architectural Review Board Fees	18,500.00	18,500.00
Total Revenue - Amenities	**37,700.00**	**37,700.00**
Revenue - Other		
4800 - Bank Interest	2,750.00	10,000.00
Total Revenue - Other	**2,750.00**	10,000.00
Total Income	**2,712,030.82**	**3,083,712.25**
Expense		
Administrative Expenses		
5000 - Review/Audit & Tax Prep	7,900.00	8,900.00
5004 - Administrative Expenses	6,800.00	7,500.00
5020 - Bad Debt Expense	1,500.00	6,900.00
5025 - Attorney Collection Fees Paid	3,000.00	3,000.00
5027 - Health & Safety	3,500.00	3,500.00
5028 - Annual Community Enhancements	64,893.00	78,725.03
5030 - Continuing Education-Onsite Employees	1,600.00	600.00
5035 - Licenses and Fees	275.00	275.00
5036 - Dues and Subscriptions	200.00	200.00
5040 - Insurance	108,419.00	136,126.54
5056 - Legal Expense	60,000.00	60,000.00

5060 - CAMS - Management Fees	90,807.78	93,951.30
5072 - Office Supplies	1,050.00	1,700.00
5073 - CAMS Office Supplies/Processing	16,000.00	18,000.00
5077 - Printing	1,500.00	1,500.00
5084 - Internet Access	6,618.00	7,198.32
5088 - Social Committee	5,375.00	5,675.00
5089 - Travel	500.00	500.00
5091 - Tax - Federal Income	5,000.00	4,000.00
5092 - Tax - State Income	500.00	500.00
5093 - Tax - Sunset Beach Fire	4,000.00	4,000.00
5096 - Professional Fees (Consulting Services)	-	0.00
5097 - Welcome Committee	2,500.00	2,500.00
5098 - Web Site Expense	7,500.00	7,500.00
5099 - Operating Contigency	25,000.00	25,000.00
Total Administrative Expenses	**424,437.78**	**477,751.19**
Repairs & Maintenance Expenses		
5400 - General Maintenance	20,000.00	20,000.00
5405 - Pond Maintenance	13,230.00	20,000.00
5408 - Electrical Maintenance	3,000.00	4,000.00
5411 - General Supplies	8,287.86	10,000.00
5420 - Power Washing/Window Cleaning	3,000.00	5,000.00
5424 - HVAC Repairs & Service	10,000.00	15,000.00
5430 - Holiday Decorations	15,057.00	15,057.00
5435 - Janitorial Services	40,800.00	40,800.00
5436 - Cleaning Supplies	7,000.00	7,350.00
5455 - Gym Equipment Supplies & Service	15,730.00	15,730.00
5456 - Access Control	36,000.00	60,209.56
5461 - Elevator Repairs and Maint	5,000.00	5,000.00
5463 - Plumbing Repairs	4,500.00	4,500.00
5464 - Pest Control	600.00	985.00
5465 - Interior Pest Control	680.00	680.00
5466 - Termite Inspection	450.00	450.00
5477 - Sidewalk Repairs	10,000.00	10,000.00

5478 - Street Sign/Mailbox Repair	2,000.00	2,000.00
5480 - Entry Wall Maintenance	5,000.00	5,000.00
5484 - Roads & Parking	7,000.00	7,000.00
5485 - Tennis Court Repairs & Maintenance	2,600.00	3,500.00
Total Repairs & Maintenance Expenses	**209,934.86**	**252,261.56**
Payroll Expenses		
5074 - On-Site Personnel	310,503.44	325,503.44
5075 - Pool Monitors	35,000.00	46,000.00
Total Payroll Expenses	**345,503.44**	**371,503.44**
Grounds Expenses		
5755 - Landscape Contract	360,503.06	436,598.00
5756 - Landscape - Mulch/Pine Straw	41,319.00	53,644.00
5758 - Landscape Projects	93,023.16	72,430.48
5759 - Lot Clean-Up	13,440.00	12,390.00
5760 - Turf Fungicide	6,300.00	6,300.00
5761 - Overseeding Services	6,341.88	6,341.88
5762 - Tree Trimming/Maintenance	25,000.00	25,000.00
5764 - Irrigation/Backflow	12,000.00	9,000.00
5765 - Fire and Ant Control	-	-
5766 - Storm Damage Clean-Up	15,000.00	15,000.00
5769 - Stormwater Maintenance	36,950.00	37,380.00
Total Grounds Expenses	**609,877.10**	**674,084.36**
Pool Expenses		
5810 - Pool Maintenance Contract	21,600.00	32,153.20
5811 - Pool License & Fees	2,000.00	2,000.00
5814 - Other Pool Expenses	6,000.00	6,000.00
5815 - Pool Repair & Maintenance	10,000.00	10,000.00
5818 - Pool Supplies	24,000.00	36,000.00
5819 - Pool Furniture Repair	1,500.00	3,500.00
Total Pool Expenses	**65,100.00**	**89,653.20**
Utilities		

6210 - Cable TV	1,200.00	1,200.00
6222 - Electricity Expense	59,500.00	65,500.00
6223 - Fuel/Propane	11,520.00	12,000.00
6235 - Phone	5,100.00	6,528.00
6275 - Trash Removal	7,750.00	8,950.00
6280 - Water/Sewer	32,756.00	38,756.00
Total Utilities	**117,826.00**	**132,934.00**
Reserve funding		
8000-Reserve funding	241,295.82	275,077.25
8005-Capital improvement funding	181,230.00	209,435.00
Total funding	**422,525.82**	**484,512.25**
Total Operating Expense	**2,195,205.00**	**2,482,700.00**
Reserve Expenditures		
9001 - Reserve - Roads	-	-
9002 - Reserve - Gym Equipment	-	-
9006 - Reserve - Street Signage	-	-
9011 - Reserve - Tennis Courts	-	-
9020 - Reserve - Creek Side	-	37000.00
9030 - Reserve - Pink Palace	19,129.98	13,689.00
9050 - Reserve - Stormwater Expense	250,000.00	300,000.00
Total Reserve Expenditures	**269,129.98**	**269,129.98**
Total Expense	**2,464,334.98**	**2,751,829.98**

SEA TRAIL MASTER ASSOCIATION

2026 Annual Membership Meeting

November 21, 2026

SURPLUS FUNDS RESOLUTION

RESOLUTION OF SEA TRAIL MASTER ASSOCIATION, INC.

RESOLUTION FOR REVENUE RULING 70-604 ELECTION – EXCESS INCOME APPLIED TO THE FOLLOWING YEAR'S ASSESSMENTS

The Membership of Sea Trail Master Association, Inc. took the following action by this written consent signed by Chairperson:

WHEREAS, the Sea Trail Master Association, Inc. is a North Carolina corporation duly organized and existing under the laws of the State of North Carolina; and

WHEREAS, the members desire that the corporation shall act in full accordance with the rulings and regulations of the Internal Revenue Service;

NOW, THEREFORE, the members hereby adopt the following resolution by and on behalf of the Sea Trail Master Association, Inc.

RESOLVED, that any excess of membership income over membership expenses for the year ended December 31, 2026, shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.

This resolution is adopted and made a part of the minutes of the meeting of November 21, 2026.

Board Signature:_____

President: _____

Print Name

Attested by:

Board Signature:_____

_____

Print Name and Position