



PINE TRAILS

HOA INFORMATION

ANNUAL HOA DUES (due Jan 1st each year): \$1400

TRANSFER FEE (AT CLOSING): \$275

CAPITALIZATION FEE (1 TIME FEE @ CLOSING): \$1250

- Covered Pavilion and common space
- Fire Pit
- Butterfly Garden
- Maintenance of entrance and all common areas

TAXES FOR 2024 – 2.21%

District	Jurisdictions	Exemption Value	2023 Rate	2024 Rate
026	TOMBALL ISD		1.065200	1.062900
040	HARRIS COUNTY		0.350070	0.385290
041	HARRIS CO FLOOD CNTRL		0.031050	0.048970
042	PORT OF HOUSTON AUTHY		0.005740	0.006150
043	HARRIS CO HOSP DIST		0.143430	0.163480
044	HARRIS CO EDUC DEPT		0.004800	0.004799
045	LONE STAR COLLEGE SYS		0.107600	0.107600
083	CITY OF TOMBALL		0.293320	0.336365
679	HC EMERG SERV DIST 8		0.089819	0.097754

PID (PLANNED IMPROVEMENT DISTRICT)

(Annual assessment – fixed amount for 15 years)

\$3,263.40

Building Dreams, Enhancing Lives

David Weekley Homes



TAX RATE: 2.09%

HOA DUES: \$1400 / YEAR

\$1250 1-time Capitalization Fund Fee / \$275 Transfer Fee

PID: \$3263.40 / YR (for 15 years)

- ✓ Covered Pavilion with common area & fire pit
- ✓ Sidewalks around community & around detention area

ENVIRONMENTS FOR *Living*[®]

The *Environments for Living*[®] program's Limited Guarantee is for Energy Usage for Heating and Cooling; it is not a guarantee of energy costs. See the *Environments for Living* program's Limited Guarantee for details. The estimated monthly costs for heating and cooling are based on electric and gas rates for identified utilities at the time of review. Take a look at a few of Houston's heating and cooling costs in this community.

EFL – PINE TRAILS

FLOOR PLAN	PLAN REVIEW REV DATE	PROJECTED HERS INDEX	ESTIMATED ANNUAL HEATING & COOLING COST	ESTIMATED MONTHLY HEATING & COOLING COST
Omaha	8/28/2023	61	\$1320	\$110
Omni	8/28/2023	62	\$1140	\$95
Hennessey	8/28/2023	59	\$1176	\$98
Pressler	8/28/2023	63	\$1272	\$106
McAvoy	8/28/2023	61	\$1356	\$113
Pinto	8/28/2023	62	\$1488	\$124
Fontaine – 2 story	8/28/2023	59	\$1500	\$125
<u>Marcann</u> – 2 story	8/28/2023	59	\$1260	\$105
Ella – 2 story	8/28/2023	58	\$1308	\$109

David Weekley Homes.com



See a David Weekley Homes Sales Consultant for details. Prices, plans, dimensions, features, specifications, materials, and availability of homes or communities are subject to change without notice or obligation. Illustrations are artist's depictions only and may differ from completed improvements. Copyright ©2018 David Weekley Homes. All Rights Reserved. 296837 Homes, XZ (PH)SW102514

