Trails End Condominium Association

2026 Approved Budget

January - December 2026

Account		2025 Budget	2025 Est. Year-End Actuals	2025 Budget vs Actuals Variance	2026 Budget
Operating Income					**-1.49%**
4010	Real Estate Income	-	-	-	-
4103	#103 Rent Gross income	35,000	25,551	(9,449)	-
4100	#101 Rent Income	16,800	16,800	-	17,220
4200	Operating Dues	700,701	700,800	99	690,276
4240	Operating Dues - Garage	2,916	2,916	-	2,916
4300	Operating Special Assessment	549,068	549,068		-
4400	Vending Income	2,500	6,509	4,009	6,500
4410	Ski Locker Income	150	55	(95)	-
4920	Late Fees	-	60	60	-
Total Operating Income		**1,307,135**	**1,301,759**	**(5,376)**	**716,912**
Operating Expenses					
	Common Area Expenses				
5110	General Repairs & Maintenance	25,360	16,228	9,132	16,500
5126	Fireplace Inspection	11,248	9,020	2,228	9,290
5130	Roof Repairs & Maintenance	-	1,610		1,000
5150	Elevator Repairs & Maintenance	13,500	15,288	(1,788)	15,616
5165	Carpet Cleaning	4,250	-	4,250	3,000
5170	Spa Repairs & Maintenance	7,500	1,917	5,583	2,500
5210	Fire System Monitoring	460	2,605	(2,145)	2,684
5220	Fire System Maintenance	500	1,794	(1,294)	1,848
5300	Supplies	3,500	11	3,489	3,500
5610	Grounds & Landscaping - General	500	1,519	(1,019)	1,250
5710	Snow Plowing	6,900	7,000	(100)	7,200
5720	Snow Shoveling	-	1,313	(1,313)	-
5730	Roof Snow Removal	6,750	7,031	(281)	6,750
5740	Snow Hauling	2,000	4,943	(2,943)	5,000
5810	Electricity	26,550	22,023	4,527	23,565
5820	Gas	40,428	25,824	14,604	27,115
5830	Internet	30,459	30,405	54	31,925
5840	Cable TV	49,385	50,282	(897)	52,796
5850	Trash	16,218	9,649	6,569	8,914
5860	Water	32,176	33,639	(1,463)	37,003
5870	Sewer	37,133	36,936	197	38,167
5880	Telephone	2,880	2,215	665	2,766
	Total Operating Expenses	**317,697**	**281,252**	**36,445**	**298,389**
	General Administrative Expenses				
6110	Accounting	7,096	7,092	4	7,592
6115	Note Payable	-	24,722	(24,722)	-
6120	Tax Expense	-	1,133	(1,133)	1,500
6140	Bank Charges	-	22	(22)	-
6210	General Liability Insurance	437,078	437,073	5	37,315
6220	D&O Insurance	3,821	3,821	(0)	4,093
6250	Property Insurnace	225,000	-	225,000	183,592
6310	Legal Fees	1,000	2,888	(1,888)	2,500

6410	Administrative - General	250	645	(395)	500
6415	Directors	5,000	1,981	3,019	1,500
6430	Postage	200	-	200	618
6460	Website	-	163	(163)	262
6485	Upper Village HOA Dues	17,226	17,226	0	18,260
6500	Management Fees	138,645	138,645	-	142,111
6800	Contingency	2,050	-	2,050	2,050
6900	Adjustment/Penalties	-	1,334	(1,334)	-
6999	Reconciliation Discrepancies	6,806	6,806	-	6,806
	Total General Administrative Expenses	**844,172**	**643,551**	**200,621**	**408,699**
	HOA-Owned Unit Expenses				
9111	#101 Association Dues	6,482	11,969	(5,487)	7,056
9121	#101 Repairs & Maintenance	500	-	500	500
9131	#101 Electricity	-	(90)	90	-
9141	#101 Property Tax	2,304	2,268	36	2,268
	Total #101 Expenses	**9,286**	**14,147**	**(4,861)**	**9,824**
9113	#103 Association Dues	6,408	11,036	(4,628)	-
9123	#103 Repairs & Maintenance	2,700	629	2,071	-
9133	#103 Electric	1,120	516	604	-
9143	#103 Property Tax	2,283	2,247	36	
9153	#103 Manager Fee	15,300	6,412	8,888	-
	Total #103 Expenses	**27,811**	**20,841**	**6,970**	**-**
	Total HOA-Owned Unit Expenses	**37,097**	**34,988**	**2,109**	**9,824**
Total Operating Expense		**1,198,966**	**959,792**	**239,174**	**716,912**
Net Operating Income		108,169	341,967	233,798	-
Other Reserve Income					**9.67%**
7200	Reserve Dues Income	107,840	107,840	-	118,265
7310	Reserve Interest Earned	-	7,418	7,418	
7500	Reserve Income - Special Assessment	1,949,802	1,949,802	-	
7600	PY Reserve Contribution Income	6,806	6,806	-	6,806
7800	Real Estate Sale Income		680,000	680,000	
Total Other Reserve Income		**2,064,448**	**2,751,866**	**687,418**	**125,071**
Other Reserve Expenses					
8200	Reserve Expenses	-	2,061,033	(2,061,033)	-
8801	Real Estate Sale Fee	-	29,887	(29,887)	-
8802	Real Estate Property Tax	-	5,236	(5,236)	-
8200	Engineering Report				6,500
8200	Reserve Study				2,500
8200	Replacement Overhead Garage Door x2	-	-	-	25,000
8200	Landscape Improvement	-	-	-	50,000
8200	UVPool Special Assessment	-	-	-	4,675
Total Other Reserve Expenses		**-**	**2,096,156**	**(2,096,156)**	**88,675**
Net Other Reserve Income		**2,064,448**	**655,710**	**1,408,738**	36,396
Net Income		**2,172,617**	**997,677**	**1,642,536**	36,396

	TOTAL	Operating	Reserve	Garage
2025	**$ 811,457.00**	$ 700,701.00	$ 107,840.00	$ 2,916.00
2026	**$ 811,457.00**	$ 690,275.85	$ 118,265.15	$ 2,916.00
Year-Over-Year Increase	**0%**	-1%	10%	0%