



## Annual Budget Summary - Operating

Trailwood Hills Commons Condominium Owners' Association, Inc  
2026

Date: 10/28/2025  
Time: 11:50 am  
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| Account                                         | Total              |
|-------------------------------------------------|--------------------|
| <b>INCOME</b>                                   |                    |
| <b>Income</b>                                   |                    |
| 3001-0000 Regular Assessments                   | \$76,320.00        |
| 3005-0000 Special Assessments                   | 20,196.00          |
| <b>Total Income</b>                             | <b>\$96,516.00</b> |
| <b>Total OPERATING INCOME</b>                   | <b>\$96,516.00</b> |
| <b>EXPENSES</b>                                 |                    |
| <b>Expenses - Buildings &amp; Grounds</b>       |                    |
| 4002-0000 Major Building Repair - Scheduled     | 16,430.40          |
| 4019-0000 Misc. General Maintenance             | 4,000.00           |
| 4033-0000 Plumbing Repairs                      | 500.00             |
| 4036-0000 Pressure Washing                      | 1,400.00           |
| 4040-0000 Roof Repairs/Replacements             | 2,500.00           |
| 4042-0000 Gutter Cleaning                       | 2,200.00           |
| 5000-0000 Landscape Contract                    | 10,200.00          |
| 5007-0000 Pine Needles - Straw                  | 2,000.00           |
| 6002-0000 Utilities - Electric                  | 2,000.00           |
| 7008-0000 Trash/Garbage Contract                | 4,020.00           |
| 7030-0000 Engineering Consultant                | 600.00             |
| <b>Total Expenses - Buildings &amp; Grounds</b> | <b>\$45,850.40</b> |
| <b>Expenses - Administrative</b>                |                    |
| 8002-0000 Office Supplies/Expense               | 525.00             |
| 8005-0000 Professional Services                 | 600.00             |
| 8006-0000 Accounting Expense                    | 1,400.00           |
| 8008-0000 Legal Expense                         | 1,200.00           |
| 8010-0000 Insurance Premiums                    | 28,456.00          |
| 8014-0000 Management Fees                       | 5,670.00           |
| 8037-0000 Interest Expense                      | 5,004.00           |
| 8044-0000 Federal Income Tax - Association      | 75.00              |
| 8046-0000 State Income Tax - Association        | 10.00              |
| 8073-0000 Meetings & Entertainment              | 130.00             |
| <b>Total Expenses - Administrative</b>          | <b>\$43,070.00</b> |
| <b>Expenses - Reserves Funded</b>               |                    |
| 9607-0000 General Reserves                      | 7,595.60           |
| <b>Total Expenses - Reserves Funded</b>         | <b>\$7,595.60</b>  |
| <b>Total OPERATING EXPENSE</b>                  | <b>\$96,516.00</b> |
| <b>Net - Operating Totals</b>                   | <b>\$0.00</b>      |