EMERALD WOODS

WHERE NATURE MEETS HOME

**Projecting Operating Budget for 2026**
**Emerald Woods Townhome Condominium Association**
**York, Maine**

| Income | 2026 Budget Projected/ Per Year | Cost Per Unit | Comments |
|---|---|---|---|
| Association/Condo Fees | 124,800 | 325/month | Monthly for each unit (32) |
| Initial one-time fee | | 400 | Initial contribution |
| Late Fee/Interest Fee | | 50 | Due after 10 calendar days |
| **Expenses** | | | |
| Real Estate Tax: Common Land | 6000 | | Estimate |
| Insurance | 5500 | | Master Policy |
| Legal & Accounting | 2400 | | Tax Preparation |
| Administration | 5200 | | |
| Electricity | 5000 | | Common area/street lighting |
| Storm Water Management | 7000 | | |
| General Maintenance | 7500 | | |
| Trash Removal | 20800 | | Curbside pickup |
| Landscaping | 23000 | | Lawncare of common land & owner's grass |
| Snow Removal | 26820 | | Roads, Driveways & Walkways |

| | 2026 Total per year | Cost Per Unit |
|---|---|---|
| **Total Operating Expense** | $110,220 | $3,900 |
| **Capital Reserve** | $14,580 (11.68%) | |
| **Total Monthly Assessment per unit** | | $325 |