

Operating Income	2026 Budget	2026 Monthly HOA
Assessment Income		
Association Dues	\$ 960,000.00	\$ 400.00
Total Assessment Income	\$ 960,000.00	\$ 400.00
Operating Expenses		
Clubhouse Expenses		
Pool Services and Supplies	\$ 30,000.00	\$ 12.50
Office Expenses	\$ 5,000.00	\$ 2.08
Accountant	\$ 1,500.00	\$ 0.63
Cable Internet	\$ 1,500.00	\$ 0.63
Total Clubhouse Expenses	\$ 38,000.00	\$ 15.84
Administrative Expenses		
Bank Charges	\$ 150.00	\$ 0.06
Income Tax	\$ 5,000.00	\$ 2.08
Management Fee	\$ 51,000.00	\$ 21.25
Legal Expense	\$ 10,000.00	\$ 4.17
Miscellaneous Expense	\$ 1,500.00	\$ 0.63
Insurance	\$ 115,000.00	\$ 47.92
Total Administrative Expense	\$ 182,650.00	\$ 76.11
Utility Expense		
Utilities	\$ 23,000.00	\$ 9.58
Water	\$ 50,000.00	\$ 20.83
Total Utility Expense	\$ 73,000.00	\$ 30.41
Repair and Maintenance Expense		
Building Maintenance	\$ 55,000.00	\$ 22.92
Janitorial	\$ 10,000.00	\$ 4.17
Concrete	\$ 10,000.00	\$ 4.17
Total Repair and Maintenance Expense	\$ 75,000.00	\$ 31.26
Grounds Expense		
Grounds Maintenance - Contract	\$ 65,000.00	\$ 27.08
Pond Maintenance	\$ 20,000.00	\$ 8.33
Snow and Ice Removal	\$ 47,000.00	\$ 19.58
Grounds Maintenance - General	\$ 50,000.00	\$ 20.83
Total Grounds Expense	\$ 182,000.00	\$ 75.82
Total Operating Expenses	\$ 550,650.00	\$ 229.44
Transfer to Replacement Reserve		
Transfer to Reserve	\$ 409,350.00	\$ 170.56
Total Transfer to Replacement Reserve	\$ 409,350.00	\$ 170.56
Total Expense	\$ 960,000.00	\$ 400.00
2026 Reserve Projects Estimated Expenses	\$ 460,000.00	
8 roofs at \$44,000 each \$352,000, North Stratford Concrete and Asphalt Replacement \$108,000		