HARTFORD SQUARE II CONDO ASSOCIATION Fiscal Year August 1, 2026 to July 31, 2027	Annual Budget FY2025-2026	Annual Budget FY2026-2027
Accounts	**Operating Budget**	**Operating Budget**
Monthly Dues	**$ 185**	**$ 220**
Income		
Association Dues	$ 377,400	$ 448,800
Clubhouse Rental Income	$ 1,100	$ 1,100
Other Interest - Operating	$ 27,000	$ -
Miscellaneous Income	$ -	$ -
Total Income	**$ 405,500**	**$ 449,900**
Expense		
Insurance Expense		
Crime Insurance		$ 525
General Liability Insurance	$ 149,447	$ 158,363
Total Insurance Expense	**$ 149,447**	**$ 158,888**
Office & Administrative Expense		
Accountant	$ 4,500	$ 6,000
Association Management Software	$ 2,300	$ 2,754
Audit	$ 9,000	$ -
Bank Service Charges	$ 300	$ 375
Internet Service	$ 1,200	$ 1,200
Legal Fees	$ 6,000	$ 15,000
Licensing and State reports	$ 25	$ 25
Newsletter	$ 300	$ 350
Office Supplies	$ 500	$ 400
Postage and Delivery	$ 100	$ 20
Total Office Expense	**$ 24,225**	**$ 26,124**
Clubhouse Expense		
Clubhouse Improvements	$ 2,000	$ -
Maintenance	$ 1,275	$ 2,075
Carpet Cleaning	$ 900	$ 1,300
Cleaning	$ 1,820	$ 1,820
HVAC Systems	$ 500	$ 1,000
Window Cleaning	$ 450	$ 450
Petty Cash	$ 100	$ -
Supplies & Events	$ 1,500	$ 2,000
Utilities		$ -
Hartford Utilities - Electric & Water	$ 2,500	$ 2,500
WE Energy - Gas Service	$ 1,000	$ 1,000
Total Clubhouse Expense	**$ 12,045**	**$ 12,145**
Building & Grounds Expense		
Building Maintenance		
Building Repairs	$ 15,000	$ 9,000
Dryer Vent Cleaning	$ 3,400	$ -
Grounds Maintenance		$ -
Decorative Stone Replacement	$ 3,500	$ 2,500
Lawn Repair	$ 2,000	$ 500
Mowing and Snow Removal	$ 87,000	$ 92,270
Salting	$ 10,000	$ 17,000
Sidewalk and Driveway repair	$ 7,000	$ 5,000
Tree and Shrub Replacement	$ 2,600	$ 2,600
Trim Trees	$ 9,500	$ 3,000
Weed Control	$ 500	$ -
Total Buildings & Grounds Expense	**$ 140,500**	**$ 131,870**

HARTFORD SQUARE II CONDO ASSOCIATION Fiscal Year August 1, 2026 to July 31, 2027	Annual Budget FY2025-2026	Annual Budget FY2026-2027
Accounts	**Operating Budget**	**Operating Budget**
Monthly Dues	**$ 185**	**$ 220**
Income Tax Expense	**$ 6,500**	**$ 11,200**
Total Operating Expense	**$ 332,717**	**$ 340,227**
Net Operating Income NOI	**$ 72,783**	**$ 109,673**
Deferred Reserve Expenses		
Reserve Contribution	$ 71,550	$ 109,000
Total Deferred Reserve Expense	**$ 71,550**	**$ 109,000**
Net Cash Flow after Reserve Funding	**1233**	**$ 673**

Reserve Budget Categories	Reserve Budget FY2025-2026	Reserve Budget FY2026-2027
Beginning Reserve Funds Balance	**$ 701,145**	**$ 751,545**
Deferred Reserve Contribution		
Reserve Contribution	$ 71,550	$ 109,000
Other Interest - Reserves	$ 27,000	$ 11,000
Insurance Proceeds on Reserves	$ -	$ -
Total Deferred Reserve Contribution	**$ 98,550**	**$ 120,000**
Total Available Reserve Funds	**$ 799,695**	**$ 871,545**
Reserve Expense		
Roofing Expense		
Bldg 1, Stillwater - Completed	$ 42,200	
2006 Buildings - Phase 1		$ 300,000
Other Reserve Expense		
Reserve Study	$ 5,950	
Arberveta Trimming		$ 15,500
Gutter Guards		$ 5,000
Total Reserve Expense	**$ 48,150**	**$ 320,500**
Ending Reserve Funds Balance	**$ 751,545**	**$ 551,045**