

# Stafford Townhomes

| Operating Accounts                           |                                   | 2026 Budget         |
|----------------------------------------------|-----------------------------------|---------------------|
| Income Accounts                              |                                   |                     |
| Income                                       |                                   |                     |
|                                              |                                   |                     |
|                                              | Homeowners Dues (94x\$371x12)     | \$418,488.00        |
| Income Accounts Total                        |                                   | <b>\$418,488.00</b> |
| Expense Accounts                             |                                   |                     |
| Utilities                                    |                                   |                     |
|                                              | Electric                          | \$13,000.00         |
|                                              | Water                             | \$0.00              |
|                                              | Telephone                         | \$700.00            |
|                                              | <b>Total Utilities</b>            | <b>\$13,700.00</b>  |
| Repairs & Maintenance                        |                                   |                     |
|                                              | Building Repair & Maintenance     | \$40,000.00         |
|                                              | Electrical Repairs                | \$4,000.00          |
|                                              | Gutter Maintenance/Cleaning       | \$10,000.00         |
|                                              | Plumbing Repair                   | \$5,000.00          |
|                                              | Other Supplies/Repairs            | \$1,500.00          |
|                                              | <b>Total Repairs</b>              | <b>\$60,500.00</b>  |
| Grounds Maintenance                          |                                   |                     |
|                                              | Landscaping: Contract             | \$69,500.00         |
|                                              | Landscaping: Non-contract         | \$15,000.00         |
|                                              | Mulch                             | \$10,000.00         |
|                                              | Tree Removal                      | \$15,000.00         |
|                                              | <b>Total Grounds</b>              | <b>\$109,500.00</b> |
| Professional Services/General Administration |                                   |                     |
|                                              | Tax Accounting                    | \$300.00            |
|                                              | Legal Fees                        | \$500.00            |
|                                              | Management Fee                    | \$18,000.00         |
|                                              | Printing/Postage                  | \$2,000.00          |
|                                              | <b>Total Professional/General</b> | <b>\$20,800.00</b>  |
| Contracts/Pool                               |                                   |                     |
|                                              | Pool Permit                       | \$300.00            |
|                                              | Pool Management                   | \$12,900.00         |
|                                              | Pool Supplies/Repair              | \$3,000.00          |
|                                              | Fire Prevention                   | \$2,000.00          |
|                                              | Pest Control                      | \$3,000.00          |
|                                              | Snow Removal                      | \$1,000.00          |
|                                              | <b>Total Contracts/Pool</b>       | <b>\$22,200.00</b>  |
| Other                                        |                                   |                     |
|                                              | Insurance                         | \$7,200.00          |
|                                              | <b>Total Other</b>                | <b>\$7,200.00</b>   |
| <b>Total Operating Expense</b>               |                                   | <b>\$233,900.00</b> |
| Reserves                                     |                                   |                     |
|                                              |                                   |                     |
|                                              | <b>Total Reserves</b>             | \$184,588.00        |
| <b>Total Expenses &amp; Reserves</b>         |                                   | <b>\$418,488.00</b> |