Tinker Hill Condo Assoc

Summary Budget Jan 1, 2026 - Dec 31, 2026

Category	Total
Income	
Assessments	$104,612.00
Entrance Fee	$6,000.00
Unit Sale Certificate	$200.00
Clubhouse rental	$100.00
Interest	$1,200.00
SnowPlow reimbursement from TFW lots	$1,200.00
Total Income	**$113,312.00**
Expenses	
Admin	**$1,200.00**
expense category - 990532	$600.00
Total for Admin	**$1,800.00**
Building Repairs	$11,000.00
Electricity	$4,100.00
Garbage	$6,200.00
Gas	$1,500.00
Insurance payment	$24,500.00
Landscaping contract	$23,500.00
Legal	$2,500.00
Pest Control	$900.00
Snow Removal	$25,000.00
Supplies	$800.00
Transfer to Reserves	$10,500.00
Water	$700.00
Total Expenses	**$113,000.00**
Net Total	$312.00

PROPOSED

TINKER HILL HOMEOWNERS' ASSOCIATION BUDGET - 2026

	SQUARE FOOTAGE	ALLOCATED INTEREST	VOTES	INSURANCE	MAINT.	RESERVE CONTRIB.	*TRASH REMOVAL*	*LANDSCAPE*	*SNOW*	*UTILITIES*	*GAS*	*WATER/ SEWER*	*PEST CONTROL*	*SUPPLIES*	*LEGAL EXPENSES*	*ADMIN*	ANNUAL DUES	MONTHLY DUES
17 Tinker Farm Way	2136	4.50%	1.00	$ 1,103.49	$ 495.45	*$ 250.00*	*$ 206.67*	*$ 783.33*	*$ 833.33*	*$ 136.67*	*$ 50.00*	*$ 23.33*	*$ 30.00*	*$ 26.67*	*$ 83.33*	*$ 60.00*	$ 4,082.27	$ 340.00
19 Tinker Farm Way	2207	4.65%	1.00	$ 1,140.17	$ 511.91	*$ 250.00*	*$ 206.67*	*$ 783.33*	*$ 833.33*	*$ 136.67*	*$ 50.00*	*$ 23.33*	*$ 30.00*	*$ 26.67*	*$ 83.33*	*$ 60.00*	$ 4,135.42	$ 345.00
21 Tinker Farm Way	2207	4.65%	1.00	$ 1,140.17	$ 511.91	*$ 250.00*	*$ 206.67*	*$ 783.33*	*$ 833.33*	*$ 136.67*	*$ 50.00*	*$ 23.33*	*$ 30.00*	*$ 26.67*	*$ 83.33*	*$ 60.00*	$ 4,135.42	$ 345.00
23 Tinker Farm Way	2136	4.50%	1.00	$ 1,103.49	$ 495.45	*$ 250.00*	*$ 206.67*	*$ 783.33*	*$ 833.33*	*$ 136.67*	*$ 50.00*	*$ 23.33*	*$ 30.00*	*$ 26.67*	*$ 83.33*	*$ 60.00*	$ 4,082.27	$ 340.00
10 Blue Heron Way	1024	2.16%	1.00	$ 529.01	$ 237.52	*$ 250.00*	*$ 206.67*	*$ 783.33*	*$ 833.33*	*$ 136.67*	*$ 50.00*	*$ 23.33*	*$ 30.00*	*$ 26.67*	*$ 83.33*	*$ 60.00*	$ 3,249.87	$ 271.00
12 Blue Heron Way	1024	2.16%	1.00	$ 529.01	$ 237.52	*$ 250.00*	*$ 206.67*	*$ 783.33*	*$ 833.33*	*$ 136.67*	*$ 50.00*	*$ 23.33*	*$ 30.00*	*$ 26.67*	*$ 83.33*	*$ 60.00*	$ 3,249.87	$ 271.00
6 Blue Heron Way	1024	2.16%	1.00	$ 529.01	$ 237.52	*$ 250.00*	*$ 206.67*	*$ 783.33*	*$ 833.33*	*$ 136.67*	*$ 50.00*	*$ 23.33*	*$ 30.00*	*$ 26.67*	*$ 83.33*	*$ 60.00*	$ 3,249.87	$ 271.00
8 Blue Heron Way	1024	2.16%	1.00	$ 529.01	$ 237.52	*$ 250.00*	*$ 206.67*	*$ 783.33*	*$ 833.33*	*$ 136.67*	*$ 50.00*	*$ 23.33*	*$ 30.00*	*$ 26.67*	*$ 83.33*	*$ 60.00*	$ 3,249.87	$ 271.00
2 Blue Heron Way	1472	3.10%	1.00	$ 760.46	$ 341.43	*$ 250.00*	*$ 206.67*	*$ 783.33*	*$ 833.33*	*$ 136.67*	*$ 50.00*	*$ 23.33*	*$ 30.00*	*$ 26.67*	*$ 83.33*	*$ 60.00*	$ 3,585.22	$ 299.00
4 Blue Heron Way	1472	3.10%	1.00	$ 760.46	$ 341.43	*$ 250.00*	*$ 206.67*	*$ 783.33*	*$ 833.33*	*$ 136.67*	*$ 50.00*	*$ 23.33*	*$ 30.00*	*$ 26.67*	*$ 83.33*	*$ 60.00*	$ 3,585.22	$ 299.00
1 Tinker Meadow Way	2136	4.50%	1.00	$ 1,103.49	$ 495.45	*$ 250.00*	*$ 206.67*	*$ 783.33*	*$ 833.33*	*$ 136.67*	*$ 50.00*	*$ 23.33*	*$ 30.00*	*$ 26.67*	*$ 83.33*	*$ 60.00*	$ 4,082.27	$ 340.00
3 Tinker Meadow Way	2136	4.50%	1.00	$ 1,103.49	$ 495.45	*$ 250.00*	*$ 206.67*	*$ 783.33*	*$ 833.33*	*$ 136.67*	*$ 50.00*	*$ 23.33*	*$ 30.00*	*$ 26.67*	*$ 83.33*	*$ 60.00*	$ 4,082.27	$ 340.00
41 Tinker Meadow Way	1205	2.54%	1.00	$ 622.52	$ 279.50	*$ 250.00*	*$ 206.67*	*$ 783.33*	*$ 833.33*	*$ 136.67*	*$ 50.00*	*$ 23.33*	*$ 30.00*	*$ 26.67*	*$ 83.33*	*$ 60.00*	$ 3,385.36	$ 282.00
43 Tinker Meadow Way	1205	2.54%	1.00	$ 622.52	$ 279.50	*$ 250.00*	*$ 206.67*	*$ 783.33*	*$ 833.33*	*$ 136.67*	*$ 50.00*	*$ 23.33*	*$ 30.00*	*$ 26.67*	*$ 83.33*	*$ 60.00*	$ 3,385.36	$ 282.00
49 Tinker Meadow Way	1472	3.10%	1.00	$ 760.46	$ 341.43	*$ 250.00*	*$ 206.67*	*$ 783.33*	*$ 833.33*	*$ 136.67*	*$ 50.00*	*$ 23.33*	*$ 30.00*	*$ 26.67*	*$ 83.33*	*$ 60.00*	$ 3,585.22	$ 299.00
51 Tinker Meadow Way	1472	3.10%	1.00	$ 760.46	$ 341.43	*$ 250.00*	*$ 206.67*	*$ 783.33*	*$ 833.33*	*$ 136.67*	*$ 50.00*	*$ 23.33*	*$ 30.00*	*$ 26.67*	*$ 83.33*	*$ 60.00*	$ 3,585.22	$ 299.00
53 Tinker Meadow Way	1024	2.16%	1.00	$ 529.01	$ 237.52	*$ 250.00*	*$ 206.67*	*$ 783.33*	*$ 833.33*	*$ 136.67*	*$ 50.00*	*$ 23.33*	*$ 30.00*	*$ 26.67*	*$ 83.33*	*$ 60.00*	$ 3,249.87	$ 271.00
55 Tinker Meadow Way	1024	2.16%	1.00	$ 529.01	$ 237.52	*$ 250.00*	*$ 206.67*	*$ 783.33*	*$ 833.33*	*$ 136.67*	*$ 50.00*	*$ 23.33*	*$ 30.00*	*$ 26.67*	*$ 83.33*	*$ 60.00*	$ 3,249.87	$ 271.00
52 Tinker Meadow Way	1024	2.16%	1.00	$ 529.01	$ 237.52	*$ 250.00*	*$ 206.67*	*$ 783.33*	*$ 833.33*	*$ 136.67*	*$ 50.00*	*$ 23.33*	*$ 30.00*	*$ 26.67*	*$ 83.33*	*$ 60.00*	$ 3,249.87	$ 271.00
54 Tinker Meadow Way	1024	2.16%	1.00	$ 529.01	$ 237.52	*$ 250.00*	*$ 206.67*	*$ 783.33*	*$ 833.33*	*$ 136.67*	*$ 50.00*	*$ 23.33*	*$ 30.00*	*$ 26.67*	*$ 83.33*	*$ 60.00*	$ 3,585.22	$ 299.00
46 Tinker Meadow Way	1472	3.10%	1.00	$ 760.46	$ 341.43	*$ 250.00*	*$ 206.67*	*$ 783.33*	*$ 833.33*	*$ 136.67*	*$ 50.00*	*$ 23.33*	*$ 30.00*	*$ 26.67*	*$ 83.33*	*$ 60.00*	$ 3,585.22	$ 299.00
48 Tinker Meadow Way	1472	3.10%	1.00	$ 760.46	$ 341.43	*$ 250.00*	*$ 206.67*	*$ 783.33*	*$ 833.33*	*$ 136.67*	*$ 50.00*	*$ 23.33*	*$ 30.00*	*$ 26.67*	*$ 83.33*	*$ 60.00*	$ 3,774.61	$ 315.00
42 Tinker Meadow Way	1725	3.64%	1.00	$ 891.16	$ 400.11	*$ 250.00*	*$ 206.67*	*$ 783.33*	*$ 833.33*	*$ 136.67*	*$ 50.00*	*$ 23.33*	*$ 30.00*	*$ 26.67*	*$ 83.33*	*$ 60.00*	$ 3,774.61	$ 315.00
44 Tinker Meadow Way	1725	3.64%	1.00	$ 891.16	$ 400.11	*$ 250.00*	*$ 206.67*	*$ 783.33*	*$ 833.33*	*$ 136.67*	*$ 50.00*	*$ 23.33*	*$ 30.00*	*$ 26.67*	*$ 83.33*	*$ 60.00*	$ 3,774.61	$ 315.00
2 Tinker Meadow Way	1646	3.47%	1.00	$ 850.35	$ 381.79	*$ 250.00*	*$ 206.67*	*$ 783.33*	*$ 833.33*	*$ 136.67*	*$ 50.00*	*$ 23.33*	*$ 30.00*	*$ 26.67*	*$ 83.33*	*$ 60.00*	$ 3,715.47	$ 310.00
4 Tinker Meadow Way	1464	3.09%	1.00	$ 756.33	$ 339.57	*$ 250.00*	*$ 206.67*	*$ 783.33*	*$ 833.33*	*$ 136.67*	*$ 50.00*	*$ 23.33*	*$ 30.00*	*$ 26.67*	*$ 83.33*	*$ 60.00*	$ 3,579.23	$ 298.00
6 Tinker Meadow Way	1464	3.09%	1.00	$ 756.33	$ 339.57	*$ 250.00*	*$ 206.67*	*$ 783.33*	*$ 833.33*	*$ 136.67*	*$ 50.00*	*$ 23.33*	*$ 30.00*	*$ 26.67*	*$ 83.33*	*$ 60.00*	$ 3,579.23	$ 298.00
8 Tinker Meadow Way	1646	3.47%	1.00	$ 850.35	$ 381.79	*$ 250.00*	*$ 206.67*	*$ 783.33*	*$ 833.33*	*$ 136.67*	*$ 50.00*	*$ 23.33*	*$ 30.00*	*$ 26.67*	*$ 83.33*	*$ 60.00*	$ 3,715.47	$ 310.00
1 River Breeze Way	2681	5.65%	1.00	$ 1,385.05	$ 621.86	*$ 250.00*	*$ 206.67*	*$ 783.33*	*$ 833.33*	*$ 136.67*	*$ 50.00*	*$ 23.33*	*$ 30.00*	*$ 26.67*	*$ 83.33*	*$ 60.00*	$ 4,490.24	$ 374.00
3 River Breeze Way	2681	5.65%	1.00	$ 1,385.05	$ 621.86	*$ 250.00*	*$ 206.67*	*$ 783.33*	*$ 833.33*	*$ 136.67*	*$ 50.00*	*$ 23.33*	*$ 30.00*	*$ 26.67*	*$ 83.33*	*$ 60.00*	$ 4,490.24	$ 374.00
TOTALS	47424	100.00%	30.00	$ 24,500.00	$ 11,000.00	$ 7,500.00	$ 6,200.00	$ 23,500.00	$ 25,000.00	$ 4,100.00	$ 1,500.00	$ 700.00	$ 900.00	$ 800.00	$ 2,500.00	$ 1,800.00	$ 110,000.00	$ 9,170.00

ANNUAL BUDGET ASSUMPTIONS		
INSURANCE	$	24,500.00
MAINTENANCE	$	11,000.00
RESERVE CONTRIBUTION	$	7,500.00
TRASH REMOVAL	$	6,200.00
LANDSCAPING	$	23,500.00
SNOW	$	25,000.00
ELECTRIC	$	4,100.00
GAS	$	1,500.00
WATER/SEWER	$	700.00
PEST CONTROL	$	900.00
SUPPLIES	$	800.00
LEGAL EXPENSE	$	2,500.00
ADMINISTRATION	$	1,800.00
		110,000.00

$250 * 30 units

COMMON EXPENSES SHARED EQUALLY, ARE ITALICIZED.

Number of active units for budget = 30

PROPOSED