

WAVERLY STATION			No. of Units	159	No. of Units	159
2026 Approved budget						
	2026 BUDGET				2025 BUDGET	
Income	Annually	Monthly	Unit/Monthly		Annually	Monthly
Assessment	\$ 695,177.00	\$ 57,931.42	\$ 365.00		\$ 695,182.00	\$ 57,931.83
Shared sidewalk	\$ 1,247.00				\$ 1,247.00	
Total Income	\$ 696,424.00	\$ 57,931.42	\$ 365.00		\$ 696,429.00	\$ 57,931.83
General & Administrative						
Management Fees	\$ 24,804.00	\$ 2,067.00	\$ 13.00		\$ 24,804.00	\$ 2,067.00
Legal	\$ 7,000.00	\$ 583.33	\$ 3.67		\$ 7,000.00	\$ 583.33
Insurance Premium	\$ 133,000.00	\$ 11,083.33	\$ 69.71		\$ 133,000.00	\$ 11,083.33
Dog DNA	\$ 1,000.00	\$ 83.33	\$ 0.52		\$ 1,000.00	\$ 83.33
License/Taxes/Fees	\$ 500.00	\$ 41.67	\$ 0.26		\$ 500.00	\$ 41.67
Activities & Events	\$ 300.00	\$ 25.00	\$ 0.16		\$ 1,200.00	\$ 100.00
Grounds Security	\$ 6,000.00	\$ 500.00	\$ 3.14		\$ 13,065.00	\$ 1,088.75
Office Supplies/Admin/Website	\$ 1,200.00	\$ 100.00	\$ 0.63		\$ 1,200.00	\$ 100.00
Total General & Administrative	\$ 173,804.00	\$ 14,483.67	\$ 91.09		\$ 181,769.00	\$ 15,147.42
General Utilities						
Electricity (common)	\$ 3,000.00	\$ 250.00	\$ 1.57		\$ 3,000.00	\$ 250.00
Internet	\$ 56,640.00	\$ 4,720.00	\$ 29.69		\$ 56,640.00	\$ 4,720.00
Water - common and homes	\$ 45,000.00	\$ 3,750.00	\$ 23.58		\$ 50,000.00	\$ 4,166.67
Waste Removal	\$ 30,000.00	\$ 2,500.00	\$ 15.72		\$ 30,000.00	\$ 2,500.00
Total General Utilities	\$ 134,640.00	\$ 11,220.00	\$ 70.57		\$ 139,640.00	\$ 11,636.67
Clubhouse						
Clubhouse Gas	\$ 1,200.00	\$ 100.00	\$ 0.63		\$ 1,200.00	\$ 100.00
Clubhouse Maintenance	\$ 1,600.00	\$ 133.33	\$ 0.84		\$ 1,600.00	\$ 133.33
Clubhouse Janitorial/Supplies	\$ 1,500.00	\$ 125.00	\$ 0.79		\$ 1,500.00	\$ 125.00
Clubhouse Equipment Maintenance	\$ 1,000.00	\$ 83.33	\$ 0.52		\$ 1,000.00	\$ 83.33
Total Clubhouse	\$ 5,300.00	\$ 441.67	\$ 2.78		\$ 5,300.00	\$ 441.67
Maintenance						
Ground Maintenance/Supplies	\$ 6,000.00	\$ 500.00	\$ 3.14		\$ 6,000.00	\$ 500.00
Exterior Maintenance	\$ 30,000.00	\$ 2,500.00	\$ 15.72		\$ 30,000.00	\$ 2,500.00
Landscaping	\$ 30,000.00	\$ 2,500.00	\$ 15.72		\$ 30,000.00	\$ 2,500.00
Sprinklers Maintenance	\$ 2,000.00	\$ 166.67	\$ 1.05		\$ 2,000.00	\$ 166.67
Snow Removal	\$ 30,000.00	\$ 2,500.00	\$ 15.72		\$ 30,000.00	\$ 2,500.00
Total Maintenance	\$ 98,000.00	\$ 8,166.67	\$ 51.36		\$ 98,000.00	\$ 8,166.67
Reserves						
Reserves	\$ 284,680.00	\$ 23,723.33	\$ 149.20		\$ 271,720.00	\$ 22,643.33
Total Reserves	\$ 284,680.00	\$ 23,723.33	\$ 149.20		\$ 271,720.00	\$ 22,643.33
Total Expenses	\$ 696,424.00	\$ 58,035.33	\$ 365.00		\$ 696,429.00	\$ 58,035.75