The Brooks on Main – 2026 Budget (Townhomes)

Income

(Monthly Dues/Unit = $198)

HOA Dues	$1,782.00/month	$21,384/year
Late Fees	$25.00/month	$300.00/year
Reinvestment Fee		$4,000.00/year
Total Income:		**$25,684.00/year**

Expenses

Insurance	$250.00/month	$3,000.00/year
Maintenance	$41.66/month	$500.00/year
Electricity	$20.00/month	$240.00/year
Internet	$450.00/month	$5,400.00/year
Sewer	$164.66 / month	$1,975.92/year
Trash Service (4 yd 1/wk)	$126.00/month	$1,512.00/year
Insurance/ Admin Master Contribution	$37.50/month	$450.00/year
Snow – Master Contribution	$100.00/month	$1,200.00/year
Landscape – Master Contribution	$135.00/month	$1,620.00/year
Management Fee	$350.00/month	$4,200.00/year
Reserve Contribution:	$200.00/month	$2,400.00/year
Total Expenses:	**$1,874.82**	**$22,497.92/year**
Anticipated Net Operating Income:		**$3,186.08**