



**Projected Operating Budget for 2026
Condominium Association
Barrington, NH**

Income	2025 Budget Projected/Per Year	Cost Per Unit	Comments
Association/Condo Fees		221.06/mo	Monthly for each unit (76)
Initial one-time fee		300.00	Initial Contribution
Late Fee/Interest Fee		50.00	Late Fee
Expenses	2025 Budget Projected/Per Year	Cost Per Unit	Comments
Real Estate Tax: Common Land	9,120.00	120.00	Estimate
Insurance	57,000.00	750.00	Master Policy for units – Quote from Foy Insurance
Legal & Accounting	1500.00	19.74	Tax Preparation
Administration	1520.00	20.00	
Landscaping	26,600.00	350.00	Mowing of common land
Snow Removal	12,000.00	157.89	Roads only
Electricity	9,600.00	126.32	Common lights/septic pump/water
Water Distribution: Operation	24,450.00	321.71	Per State estimate
Storm Water Management	1200.00	15.79	Maintenance of drainage -if needed
Septic Maintenance	14,250.00	187.50	Pumping of tanks
General Maintenance	5,000.00	65.79	
Trash Removal	13,584.00	178.74	Quote from Waster Management – 1 tote per year

	2025 Total per year	Cost Per Unit	
Total Operating Expense	175,824.00	2313.47	

Capital Reserve of 10%	17,582.40	231.35	
Water Distribution Reserve	8,200.00	107.89	
Total Monthly Assessment per unit		221.06/mo	

Notes:

1. Snow plowing of road only: driveways are owners' responsibility
2. Landscaping includes mowing/maintenance of common areas
3. Taxes for each individual unit are not covered or paid in the HOA Assessment
4. This budget is an estimate and subject to change