

**RIVERBROOK AT PORTSMOUTH CONDOMINIUM ASSOCIATION**

RIVERBROOK AT PORTSMOUTH CONDOMINIUM ASSOCIATION  
 REVENUE AND OPERATING EXPENSE BUDGET  
 2026 Calendar Year - Summary Sheet

| 2026 BUDGET                             | Jan-26             | Feb-26             | Mar-26               | Apr-26             | May-26             | Jun-26             | Jul-26             | Aug-26             | Sep-26              | Oct-26              | Nov-26             | Dec-26             | 2026 BUDGET         |
|---|--------------------|--------------------|----------------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------------|---------------------|--------------------|--------------------|---------------------|
| <b>INCOME</b>                           |                    |                    |                      |                    |                    |                    |                    |                    |                     |                     |                    |                    |                     |
| CONDOMINIUM INCOME*                     | \$25,185.00        | \$25,185.00        | \$25,185.00          | \$25,185.00        | \$25,185.00        | \$25,185.00        | \$25,185.00        | \$25,185.00        | \$25,185.00         | \$25,185.00         | \$25,185.00        | \$25,185.00        | \$302,220.00        |
| UNIT ASSESSMENT INCOME****              | \$0.00             | \$0.00             | \$0.00               | \$0.00             | \$0.00             | \$0.00             | \$0.00             | \$0.00             | \$0.00              | \$0.00              | \$0.00             | \$0.00             | \$0.00              |
| INTEREST FROM CHECKING/RESERVE ACCOUNT  | \$0.00             | \$0.00             | \$0.00               | \$0.00             | \$0.00             | \$0.00             | \$0.00             | \$0.00             | \$0.00              | \$0.00              | \$0.00             | \$0.00             | \$0.00              |
| LATE FEE INCOME                         | \$20.00            | \$0.00             | \$20.00              | \$0.00             | \$20.00            | \$0.00             | \$20.00            | \$0.00             | \$20.00             | \$0.00              | \$20.00            | \$0.00             | \$120.00            |
| OTHER INCOME                            | \$0.00             | \$0.00             | \$0.00               | \$0.00             | \$0.00             | \$0.00             | \$0.00             | \$0.00             | \$0.00              | \$0.00              | \$0.00             | \$0.00             | \$0.00              |
| <b>TOTAL GROSS INCOME</b>               | <b>\$25,205.00</b> | <b>\$25,185.00</b> | <b>\$25,205.00</b>   | <b>\$25,185.00</b> | <b>\$25,205.00</b> | <b>\$25,185.00</b> | <b>\$25,205.00</b> | <b>\$25,185.00</b> | <b>\$25,205.00</b>  | <b>\$25,185.00</b>  | <b>\$25,205.00</b> | <b>\$25,185.00</b> | <b>\$302,340.00</b> |
| <b>OPERATING EXPENSES</b>               |                    |                    |                      |                    |                    |                    |                    |                    |                     |                     |                    |                    |                     |
| LEGAL SERVICES FEE EXPENSE              | \$125.00           | \$0.00             | \$125.00             | \$0.00             | \$125.00           | \$0.00             | \$125.00           | \$0.00             | \$125.00            | \$0.00              | \$125.00           | \$0.00             | \$750.00            |
| ACCOUNTING SERVICES EXPENSE             | \$400.00           | \$400.00           | \$800.00             | \$400.00           | \$400.00           | \$400.00           | \$400.00           | \$400.00           | \$400.00            | \$400.00            | \$400.00           | \$400.00           | \$5,200.00          |
| BANK SERVICE FEE EXPENSE                | \$0.00             | \$0.00             | \$0.00               | \$0.00             | \$0.00             | \$0.00             | \$0.00             | \$35.00            | \$0.00              | \$0.00              | \$0.00             | \$0.00             | \$35.00             |
| MANAGEMENT FEE EXPENSE                  | \$1,400.00         | \$1,400.00         | \$1,400.00           | \$1,400.00         | \$1,400.00         | \$1,400.00         | \$1,400.00         | \$1,400.00         | \$1,400.00          | \$1,400.00          | \$1,400.00         | \$1,400.00         | \$16,800.00         |
| OFFICE SUPPLIES EXPENSE                 | \$50.00            | \$50.00            | \$50.00              | \$50.00            | \$50.00            | \$50.00            | \$50.00            | \$50.00            | \$50.00             | \$50.00             | \$50.00            | \$50.00            | \$600.00            |
| POSTAGE AND DELIVERY SERVICE EXPENSE    | \$20.00            | \$20.00            | \$20.00              | \$20.00            | \$20.00            | \$20.00            | \$20.00            | \$20.00            | \$20.00             | \$20.00             | \$20.00            | \$20.00            | \$240.00            |
| COMMON ELECTRIC EXPENSE                 | \$525.00           | \$525.00           | \$525.00             | \$525.00           | \$525.00           | \$525.00           | \$525.00           | \$525.00           | \$525.00            | \$525.00            | \$525.00           | \$525.00           | \$6,300.00          |
| COMMON WATER AND SEWER EXPENSE          | \$5,700.00         | \$5,700.00         | \$5,700.00           | \$5,700.00         | \$5,700.00         | \$5,700.00         | \$5,700.00         | \$5,700.00         | \$5,700.00          | \$5,700.00          | \$5,700.00         | \$5,700.00         | \$68,400.00         |
| ELECTRICAL REPAIR AND SUPPLY EXPENSE    | \$80.00            | \$80.00            | \$80.00              | \$80.00            | \$80.00            | \$80.00            | \$80.00            | \$80.00            | \$80.00             | \$80.00             | \$80.00            | \$80.00            | \$960.00            |
| INSURANCE EXPENSE                       | \$3,775.00         | \$0.00             | \$16,169.00          | \$3,775.00         | \$3,775.00         | \$3,775.00         | \$3,775.00         | \$3,775.00         | \$3,775.00          | \$3,775.00          | \$3,775.00         | \$3,775.00         | \$53,919.00         |
| GENERAL MAINTENANCE EXPENSE             | \$500.00           | \$500.00           | \$500.00             | \$500.00           | \$500.00           | \$500.00           | \$500.00           | \$500.00           | \$500.00            | \$500.00            | \$500.00           | \$500.00           | \$6,000.00          |
| CARPENTRY AND CARP. SUPPLY EXPENSE      | \$425.00           | \$425.00           | \$425.00             | \$425.00           | \$425.00           | \$425.00           | \$425.00           | \$425.00           | \$425.00            | \$425.00            | \$425.00           | \$425.00           | \$5,100.00          |
| PAINT AND PAINT SUPPLY/EQUIP EXPENSE    | \$0.00             | \$0.00             | \$0.00               | \$0.00             | \$2,500.00         | \$0.00             | \$0.00             | \$0.00             | \$0.00              | \$0.00              | \$0.00             | \$0.00             | \$2,500.00          |
| DRYER VENT CLEANING EXPENSE             | \$0.00             | \$0.00             | \$0.00               | \$0.00             | \$0.00             | \$0.00             | \$0.00             | \$0.00             | \$0.00              | \$5,500.00          | \$0.00             | \$0.00             | \$5,500.00          |
| DRIVEWAY/PAVEMENT EXPENSE               | \$0.00             | \$0.00             | \$0.00               | \$0.00             | \$0.00             | \$0.00             | \$0.00             | \$0.00             | \$0.00              | \$0.00              | \$0.00             | \$0.00             | \$0.00              |
| PEST MAINTENANCE EXPENSE                | \$250.00           | \$250.00           | \$250.00             | \$250.00           | \$250.00           | \$250.00           | \$250.00           | \$250.00           | \$250.00            | \$250.00            | \$250.00           | \$250.00           | \$3,000.00          |
| ROOF REPAIR EXPENSE                     | \$100.00           | \$100.00           | \$100.00             | \$850.00           | \$100.00           | \$100.00           | \$100.00           | \$100.00           | \$850.00            | \$100.00            | \$100.00           | \$10.00            | \$2,610.00          |
| PLOWING                                 | \$5,000.00         | \$4,280.00         | \$4,280.00           | \$0.00             | \$0.00             | \$0.00             | \$0.00             | \$0.00             | \$0.00              | \$0.00              | \$4,280.00         | \$4,280.00         | \$22,120.00         |
| SHOVELING                               | \$0.00             | \$0.00             | \$0.00               | \$0.00             | \$0.00             | \$0.00             | \$0.00             | \$0.00             | \$0.00              | \$0.00              | \$0.00             | \$0.00             | \$0.00              |
| SANDING                                 | \$250.00           | \$250.00           | \$150.00             | \$0.00             | \$0.00             | \$0.00             | \$0.00             | \$0.00             | \$0.00              | \$0.00              | \$250.00           | \$250.00           | \$1,150.00          |
| RUBBISH REMOVAL EXPENSE                 | \$900.00           | \$900.00           | \$900.00             | \$900.00           | \$900.00           | \$900.00           | \$900.00           | \$900.00           | \$900.00            | \$900.00            | \$900.00           | \$900.00           | \$10,800.00         |
| BUILDING SIDING EXPENSE                 | \$60.00            | \$60.00            | \$60.00              | \$60.00            | \$60.00            | \$60.00            | \$60.00            | \$60.00            | \$60.00             | \$60.00             | \$60.00            | \$60.00            | \$720.00            |
| LAWN MAINTENANCE                        | \$0.00             | \$0.00             | \$3,225.00           | \$3,225.00         | \$3,225.00         | \$3,225.00         | \$3,225.00         | \$3,225.00         | \$3,225.00          | \$3,225.00          | \$0.00             | \$0.00             | \$25,800.00         |
| SEASONAL CLEAN-UP EXPENSE               | \$0.00             | \$0.00             | \$0.00               | \$0.00             | \$0.00             | \$0.00             | \$0.00             | \$0.00             | \$0.00              | \$0.00              | \$0.00             | \$0.00             | \$0.00              |
| FERTILIZING AND PESTICIDE EXPENSE       | \$0.00             | \$0.00             | \$300.00             | \$300.00           | \$300.00           | \$300.00           | \$300.00           | \$300.00           | \$300.00            | \$300.00            | \$0.00             | \$0.00             | \$2,400.00          |
| MULCHING AND WEEDING EXPENSE            | \$0.00             | \$0.00             | \$0.00               | \$0.00             | \$0.00             | \$0.00             | \$0.00             | \$0.00             | \$0.00              | \$0.00              | \$0.00             | \$0.00             | \$0.00              |
| TREE AND SHRUB MAINTENANCE EXPENSE      | \$0.00             | \$0.00             | \$0.00               | \$0.00             | \$0.00             | \$0.00             | \$0.00             | \$0.00             | \$5,876.00          | \$0.00              | \$0.00             | \$0.00             | \$5,876.00          |
| CONTINGENCY EXPENSE***                  | \$250.00           | \$250.00           | \$250.00             | \$250.00           | \$250.00           | \$250.00           | \$250.00           | \$250.00           | \$250.00            | \$250.00            | \$250.00           | \$250.00           | \$3,000.00          |
| ASSESSMENT ACCOUNT PAYMENT EXPENSE****  | \$0.00             | \$0.00             | \$0.00               | \$0.00             | \$0.00             | \$0.00             | \$0.00             | \$0.00             | \$0.00              | \$0.00              | \$0.00             | \$0.00             | \$0.00              |
| CAPITAL RESERVE ACCT. PAYMENT EXPENSE** | \$4,380.00         | \$4,380.00         | \$4,380.00           | \$4,380.00         | \$4,380.00         | \$4,380.00         | \$4,380.00         | \$4,380.00         | \$4,380.00          | \$4,380.00          | \$4,380.00         | \$4,380.00         | \$52,560.00         |
| TAXES - STATE AND FEDERAL EXPENSE       | \$0.00             | \$0.00             | \$0.00               | \$0.00             | \$0.00             | \$0.00             | \$0.00             | \$0.00             | \$0.00              | \$0.00              | \$0.00             | \$0.00             | \$0.00              |
| MISCELLANEOUS EXPENSE                   | \$0.00             | \$0.00             | \$0.00               | \$0.00             | \$0.00             | \$0.00             | \$0.00             | \$0.00             | \$0.00              | \$0.00              | \$0.00             | \$0.00             | \$0.00              |
| <b>TOTAL GROSS EXPENSES</b>             | <b>\$24,065.00</b> | <b>\$19,570.00</b> | <b>\$39,564.00</b>   | <b>\$23,090.00</b> | <b>\$24,840.00</b> | <b>\$22,340.00</b> | <b>\$22,340.00</b> | <b>\$22,375.00</b> | <b>\$28,966.00</b>  | <b>\$27,840.00</b>  | <b>\$23,345.00</b> | <b>\$23,255.00</b> | <b>\$302,340.00</b> |
| <b>NET INCOME (LOSS)</b>                | <b>\$1,140.00</b>  | <b>\$5,615.00</b>  | <b>(\$14,359.00)</b> | <b>\$2,095.00</b>  | <b>\$365.00</b>    | <b>\$2,845.00</b>  | <b>\$2,865.00</b>  | <b>\$2,810.00</b>  | <b>(\$3,761.00)</b> | <b>(\$2,655.00)</b> | <b>\$1,860.00</b>  | <b>\$1,930.00</b>  | <b>\$0.00</b>       |

| <b>CAPITAL RESERVE ACCOUNT (Money Market)</b> |  |
|---|--|
| BEGINNING BALANCE (project as of Jan 1) +     |  |
| CURRENT MONTHS DEPOSIT++                      |  |
| PRIOR MONTHS BANK INTEREST                    |  |
| <b>SUBTOTAL</b>                               |  |
| CAPITAL PROJECT #1 - REPLACE FRONT STEPS (4)  |  |
| CAPITAL PROJECT #2 - POWER WASH BUILD/DECKS   |  |
| CAPITAL PROJECT #3                            |  |
| WITHDRAWAL(S)                                 |  |
| <b>ENDING BALANCE</b>                         |  |

|              |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| \$179,965.00 | \$184,345.00 | \$188,725.00 | \$193,105.00 | \$182,985.00 | \$187,365.00 | \$191,745.00 | \$196,125.00 | \$200,505.00 | \$204,885.00 | \$209,265.00 | \$213,645.00 | \$218,025.00 |
| \$4,380.00   | \$4,380.00   | \$4,380.00   | \$4,380.00   | \$4,380.00   | \$4,380.00   | \$4,380.00   | \$4,380.00   | \$4,380.00   | \$4,380.00   | \$4,380.00   | \$4,380.00   | \$4,380.00   |
| \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       |
| \$184,345.00 | \$188,725.00 | \$193,105.00 | \$197,485.00 | \$187,365.00 | \$191,745.00 | \$196,125.00 | \$200,505.00 | \$204,885.00 | \$209,265.00 | \$213,645.00 | \$218,025.00 | \$222,405.00 |
| \$0.00       | \$0.00       | \$0.00       | \$7,500.00   | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       |
| \$0.00       | \$0.00       | \$0.00       | \$7,000.00   | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       |
| \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       |
| \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       |
| \$184,345.00 | \$188,725.00 | \$193,105.00 | \$182,985.00 | \$187,365.00 | \$191,745.00 | \$196,125.00 | \$200,505.00 | \$204,885.00 | \$209,265.00 | \$213,645.00 | \$218,025.00 | \$222,405.00 |

|             |
|-------------|
| \$0.00      |
| \$52,560.00 |
| \$0.00      |
| \$52,560.00 |
| \$7,500.00  |
| \$7,000.00  |
| \$0.00      |
| \$0.00      |
| \$0.00      |

| <b>CAPITAL RESERVE ACCOUNT (CD)</b>       |  |
|---|--|
| BEGINNING BALANCE (project as of Jan 1) + |  |
| CURRENT MONTHS DEPOSIT                    |  |
| WITHDRAWAL++                              |  |
| PRIOR MONTHS BANK INTEREST+++             |  |
| <b>SUBTOTAL</b>                           |  |

|              |              |              |              |              |              |              |              |              |              |              |              |              |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| \$100,000.00 | \$100,800.00 | \$101,600.00 | \$101,650.00 | \$101,700.00 | \$101,750.00 | \$101,800.00 | \$101,850.00 | \$101,900.00 | \$101,950.00 | \$102,000.00 | \$102,050.00 | \$102,100.00 |
| \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       |
| \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       | \$0.00       |
| \$800.00     | \$800.00     | \$50.00      | \$50.00      | \$50.00      | \$50.00      | \$50.00      | \$50.00      | \$50.00      | \$50.00      | \$50.00      | \$50.00      | \$50.00      |
| \$100,800.00 | \$101,600.00 | \$101,650.00 | \$101,700.00 | \$101,750.00 | \$101,800.00 | \$101,850.00 | \$101,900.00 | \$101,950.00 | \$102,000.00 | \$102,050.00 | \$102,100.00 | \$102,150.00 |

|        |
|--------|
| \$0.00 |
| \$0.00 |
| \$0.00 |
| \$0.00 |
| \$0.00 |

**NOTES -**

\* - This income is based on increasing the condo fee to \$345/month effective January 1, 2026 (\$20/month per unit increase)

\*\* - The Capital Reserve monthly transfer from the Operating account would remain the same at \$4,380/month for the 2026 calendar year

\*\*\* - Contingency money will be transferred to reserves at end of calendar year at \$20/unit per month (if funds are available to transfer)

+ - Projected beginning balance of reserves as of January 1, 2026 with monthly transfer of \$4,380 for 2026

+++ - Denotes that the 7 month CD matures in February at the fixed rate of 5%. Interest for January and February are projected at \$800/month.

Due to unknown interest rates next March, we factored a rate as low as 1% in an interests bearing account starting in March when CD matures or rollover, whichever rate and program is best