Sterling Hill at Exeter 2026 Annual Budget	2025 Projections	2026 Budget Proposed	Variance
Condomininium Income			
Condo Fees - Operating Expenses	$ 657,472.00	$ 697,698.00	$ 40,226.00
Condo Fees - Special Assess	$ -	$ -	
Late Fees	$ -	$ 120.00	$ 120.00
Miscellaneous Income	$ 815.00		$ (815.00)
Comcast Income	$ 11,255.00	$ 10,400.00	$ (855.00)
Lottery Parking Income	$ 3,500.00	$ 3,500.00	$ -
Interest Income	$ -	$ -	$ -
Total Condominium Income	**$ 673,042.00**	**$ 711,718.00**	**$ 38,676.00**
Expenses			
Management Fees	$ 40,812.00	$ 43,104.00	$ (2,292.00)
Administrative Costs	$ 4,661.91	$ 4,200.00	$ 461.91
Insurance	$ 122,000.00	$ 130,000.00	$ (8,000.00)
Water	$ 44,251.39	$ 45,000.00	$ (748.61)
Sewer	$ 67,819.09	$ 70,000.00	$ (2,180.91)
Utilities - Common Building	$ -	$ -	$ -
Electricity	$ 32,000.00	$ 35,400.00	$ (3,400.00)
Gas	$ 12,500.00	$ 13,500.00	$ (1,000.00)
Maintenance Supplies	$ 1,078.00	$ 1,500.00	$ (422.00)
Common Area HVAC	$ 5,125.45	$ 5,000.00	$ 125.45
Pond Maintenance	$ 2,428.00	$ 2,400.00	$ 28.00
Light Bulbs & Fixtures	$ 1,134.00	$ 1,500.00	$ (366.00)
Irrigation Expense	$ 4,000.00	$ 2,750.00	$ 1,250.00
Landscape Expense	$ 43,500.00	$ 46,235.00	$ (2,735.00)
Landscape/ Special Projects	$ 3,590.24	$ 1,750.00	$ 1,840.24
Trash Removal	$ 12,045.00	$ 12,600.00	$ (555.00)
Snow Removal	$ 21,913.23	$ 34,993.75	$ (13,080.52)
Maintenance - Plumbing	$ 1,366.00	$ 1,200.00	$ 166.00
R & M Garage Door Maint.	$ 3,226.00	$ 2,400.00	$ 826.00
R & M Electrical	$ 2,500.00	$ 2,000.00	$ 500.00
Elevator Maintenance	$ 20,000.00	$ 20,000.00	$ -
R & M - Building	$ 32,000.00	$ 28,800.00	$ 3,200.00
R & M - Life Safety-Sprinkler	$ 24,000.00	$ 14,395.25	$ 9,604.75
R & M Parking Lot	$ 1,816.50	$ 2,500.00	$ (683.50)
R & M - Exterior Wash	$ -	$ 3,000.00	$ (3,000.00)
R & M Roof	$ 1,350.00	$ 2,000.00	$ (650.00)
Cleaning Expense	$ 47,540.00	$ 49,200.00	$ (1,660.00)
Cleaning Supplies	$ 3,200.00	$ 2,400.00	$ 800.00
R & M - Carpet Cleaning	$ -	$ 1,800.00	$ (1,800.00)
R&M Window Washing	$ -	$ -	$ -
R & M Painting	$ -	$ 2,000.00	$ (2,000.00)
Gym Maintenance	$ -	$ 1,000.00	$ (1,000.00)
Pest Control	$ 2,950.00	$ 2,620.00	$ 330.00
Generator Maint	$ 650.36	$ 1,000.00	$ (349.64)
Legal/Acounting	$ 1,200.00	$ 1,200.00	$ -
Telephone/Internet	$ 8,277.00	$ 8,400.00	$ (123.00)
Professional Fees	$ -	$ 750.00	$ (750.00)
Insurance claim expense	$ -	$ -	$ -
Reserves	$ 100,200.00	$ 105,120.00	$ (4,920.00)
Contigency Account	$ -	$ 10,000.00	$ (10,000.00)
Dryer Vent Cleaning	$ 9,000.00	$ -	$ 9,000.00
Interest Expense	$ -	$ -	$ -
Other Variable Operating	$ 31.50	$ -	$ 31.50
Total Condo Expenses	$ 678,165.67	$ 711,718.00	$ (33,552.33)
Surplus/Deficit	$ (5,123.67)	$ -	

2026 Reserve Fund Plan

Beginning Balance @1-1-2026		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
$ 424,767.00														
Special Assessment										$ 150,000.00				
Monthly Funding		$ 8,760.00	$ 8,760.00	$ 8,760.00	$ 8,760.00	$ 8,760.00	$ 8,760.00	$ 8,760.00	$ 8,760.00	$ 8,760.00	$ 8,760.00	$ 8,760.00	$ 8,760.00	$ 105,120.00
Conveyance Fee		$ 830.00	$ 830.00	$ 830.00	$ 830.00	$ 830.00	$ 830.00	$ 830.00	$ 830.00	$ 830.00	$ 830.00	$ 830.00	$ 830.00	$ 9,960.00
Interest		$ 1,200.00	$ 1,200.00	$ 1,200.00	$ 1,200.00	$ 1,200.00	$ 1,200.00	$ 1,200.00	$ 1,200.00	$ 1,200.00	$ 1,200.00	$ 1,200.00	$ 1,200.00	$ 14,400.00
Total Additions		**$ 10,790.00**	**$ 10,790.00**	**$ 10,790.00**	**$ 10,790.00**	**$ 10,790.00**	**$ 10,790.00**	**$ 10,790.00**	**$ 10,790.00**	**$ 160,790.00**	**$ 10,790.00**	**$ 10,790.00**	**$ 10,790.00**	**$ 279,480.00**
Item 1	Clubhouse Refresh		$ -							$ 25,000.00				
Item 2	Clubhouse Furniture									$ 10,000.00				
Item 3	Intercom System B1		$ 20,000.00					$ -						
Item 4	Painting B1 + B2											$ 75,000.00		
Item 5	Carpet B1 + B2											$ 60,000.00		
Item 6	Lobby Furniture	$ 18,000.00												
Item 7	Elevator Upgrades												$ 40,000.00	
Item 8	Railing Clubhouse			$ 3,000.00		$ -								
Item 9	Clubhouse Roof					$ 7,000.00								
Total Subtractions		**$ 18,000.00**	**$ 20,000.00**	**$ 3,000.00**	**$ -**	**$ 7,000.00**	**$ -**	**$ -**	**$ -**	**$ 35,000.00**	**$ -**	**$ 135,000.00**	**$ 40,000.00**	**$ 258,000.00**
													END BALANCE	
Ending Balance		**$ 417,557.00**	**$ 408,347.00**	**$ 416,137.00**	**$ 426,927.00**	**$ 430,717.00**	**$ 441,507.00**	**$ 452,297.00**	**$ 463,087.00**	**$ 588,877.00**	**$ 599,667.00**	**$ 475,457.00**	**$ 446,247.00**	

Schedule of Condo fees 2026

Unit Size in Square Feet	# of Units	NEW Monthly Condo Fee
1382	32	$ 395.00
1484	24	$ 424.00
1517	8	$ 434.00
1745	64	$ 499.00
	128	