

The HAMLETS Homeowners Association

Budget - 2026

Operating Incomes

Budget 2026

Lot Assessments - (47 lots @ \$150 / quarter)	28,200
Assessment Late Fees - (8 at \$25/Qtr) - (projection)	200
POA Documentation - (@ \$250) - (2 seller - projection)	500
POA Documentation - Expedited (@ \$75)	0
Admin Fee - (@ \$75) - (2 buyer - projection)	150
Capital Fee - (@ \$400) - (2 buyer - projection)	800
Total Operating Incomes	\$29,850

Operating Expenses

Common Areas	Budget 2026
Maintenance - Grass Cutting / Trimming / Edging	4,750
Maintenance - Grass Cutting / Trimming / Edging - (Retention Ponds)	1,500
Mulching - Common Areas / Front Monument areas	2,100
Fertilization - Weed Control / Winterization	750
Leaf Removal	250
Seeding / Aeration	250
Plantings - Tree / Bush / Flowers	250
Trimming - Tree / Bush / Flowers	750
Removal - Tree / Bush / Flowers	200
Entrance Monuments - Maintenance / Repairs	50
PWC Containment Ponds - Maintenance / Removals / Fences	100
Other Items	50
	\$11,000
Professional Services	
Trash Collection - Recycle / Yard Waste	11,328
Financial - CPA / Reviews / Banking-Fees / Taxes	1,400
Management & Business Activities	1,500
Legal - Representation / Collections	400
Insurances - Liability / Property / D&O	950
HOA Webpage - (Wix / SysAdmin / GoDaddy / Zoom)	650
DPOR - Licensing Fees	50
Reserve Study	0
Other	0
	\$16,278
Administration	
Office Administration & Supplies	100
Duplication/Copies	125
PO Box Yearly Fee	250
Postage/Delivery	400
Items to Lots / Activities / Awards	150
Other / Miscellaneous	47
	\$1,072
Capital Reserve Funds	
Transfer of Operating Funds to Reserves	1,500
	\$1,500
Total Operating Expenses	\$29,850

The HAMLETS, a community with citizen involvement.