

2027 Approved Budget

	2027 BUDGET	2026 FORECAST	2025 ACTUALS
Assessment and Other Income	\$ 194,791	\$ 205,123	\$ 196,260
\$50/Year Assessment Increase	26,550	-	-
Total Assessment and Other Income	\$ 221,341	\$ 205,123	\$ 196,260
Interest	23,973	22,373	26,334
TOTAL INCOME	\$ 245,314	\$ 227,496	\$ 222,594
Administrative Expenses	\$ 117,680	\$ 113,956	\$ 115,523
Maintenance	31,802	32,355	22,545
Insurance	7,552	7,404	7,541
Utilities/Water	14,255	13,647	14,251
Professional Fees	12,900	12,429	10,896
Social Committee	1,300	900	
Federal Income Tax	6,572	10,088	3,337
TOTAL EXPENSES	\$ 192,061	\$ 190,780	\$ 174,093
INCOME BEFORE RESERVE CONTRIBUTION	\$ 53,253	\$ 36,716	\$ 48,501
RESERVE CONTRIBUTIONS:			
ANNUAL REQUIRED	\$ 61,000	\$ 59,500	\$ 57,800
PRIOR SHORTFALL/(EXCESS)	24,914	2,131	(7,168)
TOTAL RESERVE REQUIREMENTS	\$ 85,914	\$ 61,631	\$ 50,632
SURPLUS (SHORTFALL)	\$ (32,661)	\$ (24,914)	\$ (2,131)