Birchwood 2026-27 Budget

Account Name	YTD Actual as of 7/31/2026	Annual Budget 2025-26	Draft Budget 2026-27
Income			
Assessment Income	439,790.12	481,500.00	481,500.00
Utilities	22,583.08	25,056.00	27,648.00
Transfer Fee	2,400.00	0.00	0.00
Legal Fees Charged Back	5,867.65	0.00	0.00
Fine Income	25,342.17	0.00	0.00
WCBTO: Pump Repairs Bldg 4	297.05	0.00	0.00
WCBTO: Boiler Bldg 3	477.40	0.00	0.00
WCBTO: Bldg. 4 Valve Leak	5.50	0.00	0.00
WCBTO: Boiler Bldg 4	209.96	0.00	0.00
WCBTO: Pump Repairs Bldg 3	3,864.52	0.00	0.00
WCBTO: Overhead Door	288.02	0.00	0.00
WCBTO: Storm Doors	3,958.36	0.00	0.00
WCBTO: Plumbing Repairs	769.94	0.00	0.00
Late Fee	2,195.58	0.00	0.00
Bank Interest	3,321.75	0.00	0.00
Transfer from Reserves: Misc Projects	60,000.00	0.00	0.00
NSF Fee	80.01	0.00	0.00
Total Operating Income	**571,451.11**	**506,556.00**	**509,148.00**
Expense			
UTILITIES			
Trash Removal	29,568.87	31,200.00	36,000.00
Electric	745.23	2,500.00	1,500.00
Electric - Common Bldg	3,783.56	4,250.00	5,100.00
Water & Sewer	34,859.88	35,000.00	36,750.00
Utilities - Bldg 3	15,412.95	13,000.00	14,112.00
Gas - Common Bldg	2,194.98	2,356.00	3,800.00
Utilities - Bldg 4	13,338.88	12,000.00	13,536.00
Total UTILITIES	**99,904.35**	**100,306.00**	**110,798.00**
GROUND MAINTENANCE			
Landscape Maintenance	27,598.20	31,000.00	31,000.00
Landscape Extras	19,769.15	25,000.00	25,000.00
Snow Removal	21,000.00	22,000.00	22,000.00
Total GROUND MAINTENANCE	**68,367.35**	**78,000.00**	**78,000.00**
MAINTENANCE			
Pest Control	440.00	1,500.00	1,500.00
General Maint/Repairs	69,834.60	59,294.00	60,004.00
Miscellaneous/Projects	129,923.76	60,000.00	57,004.00
Work Chgd Back to Owner	12,070.57	0.00	0.00
Clubhouse/Amenities	17,709.19	40,000.00	30,000.00

Total MAINTENANCE	**229,978.12**	**160,794.00**	**148,508.00**
ADMINSTRATIVE			
Legal Fee	14,065.92	8,000.00	10,000.00
Management Fees	23,958.00	26,136.00	28,512.00
Insurance	65,121.76	70,470.00	70,330.00
Office Supplies	1,402.36	2,500.00	2,500.00
Taxes	281.00	350.00	500.00
Total ADMINSTRATIVE	**104,829.04**	**107,456.00**	**111,842.00**
RESERVE EXPENSE			
Reserve Contribution	59,921.75	60,000.00	60,000.00
Total RESERVE EXPENSE	**59,921.75**	**60,000.00**	**60,000.00**
Total Operating Expense	**563,000.61**	**506,556.00**	**509,148.00**
Total Operating Income	571,451.11	506,556.00	509,148.00
Total Operating Expense	563,000.61	506,556.00	509,148.00
Net Income	**8,450.50**	**0.00**	**0.00**