| 2027 Proposed Operating Budget. | Budget 2026 | Sep 2026 | Projected Total 2026 | Budget 2027 | Notes |
|---|---|---|---|---|---|
| **RESERVE INCOME** | | | | | |
| Reserves - Capital UR | $ 22,400.00 | $ 17,200.00 | $ 22,400.00 | $ 22,400.00 | No Increase above 2026 |
| Reserves - Road UR & LR | $ 8,000.00 | $ 6,600.00 | $ 8,000.00 | $ 8,000.00 | No Increase above 2026 |
| **Total Reserves** | **$ 30,400.00** | **$ 23,800.00** | **$ 30,400.00** | **$ 30,400.00** | |
| **OPERATING INCOME** | | | | | |
| Upper Ridge (28 units) | $ 141,120.00 | $ 109,200.00 | $ 141,120.00 | $ 149,520.00 | $8,400 increase above 2026 |
| Lower Ridge (12 units) | $ 7,488.00 | $ 7,324.00 | $ 8,312.00 | $ 9,648.00 | $2,160 increase above 2026 |
| Due From Reserves | $36,651.00 | $64,769.00 | $ 56,369.00 | $55,735.00 | $19,084 increase above 2026 |
| Roof Assessment | $35,280.00 | $ 34,650.00 | $ 35,280.00 | $35,280.00 | No Increase above 2026 |
| Transfer Fee | $ 25.00 | $ - | $ 25.00 | $ 25.00 | No Increase above 2026 |
| Cert. of Deposit Income | $ - | $ 7,610.52 | $ 7,610.52 | $ - | 2027 Interest only |
| Interest Income | $ 6,500.00 | $ 4,767.50 | $ 6,300.00 | $ 6,500.00 | No increase above 2026 |
| **Total Operating Income** | **$ 227,064.00** | **$ 228,321.02** | **$ 255,016.52** | **$ 256,708.00** | |
| **EXPENSE BUDGET** | | | | | |
| **Building Maintenance Expense Budget** | | | | | |
| Painting | $ 12,000.00 | $ 11,430.95 | $ 11,430.95 | $ 14,000.00 | $2,000 increase above 2026 |
| Septic | $ 4,000.00 | $ 1,775.00 | $ 1,775.00 | $ 3,700.00 | $300 decrease below 2026 |
| Miscellaneous Maintenance Expense | $ 3,500.00 | $ 2,586.55 | $ 685.60 | $ 4,500.00 | $1,000 increase above 2026 |
| Wells & Well Pumps | $2,700.00 | $953.00 | $2,853.95 | $ 2,700.00 | No Increase above 2026 |
| Deck Repairs | $ 9,500.00 | $1,310.00 | $ 1,310.00 | $ 3,800.00 | $5,700 decrease below 2026 |
| Pavement, Sidewalk & Patio Repairs | $ 13,000.00 | $ - | $ 8,950.00 | $ 8,700.00 | $4,300 decrease below 2026 |
| **Total Building Maintenance** | **$ 44,700.00** | **$ 18,055.50** | **$ 27,005.50** | **$ 37,400.00** | |
| **Landscape Maintenance** | | | | | |
| Landscape Improvements | $ 6,100.00 | $ 4,193.39 | $ 5,313.59 | $ 6,100.00 | No Increase above 2026 |
| Lawn & Landscape Maintenance - UR | $ 30,000.00 | $ 24,388.84 | $ 30,631.99 | $ 33,000.00 | $3,000 increase above 2026 |
| Lawn & Landscape Maintenance - Common | $ 5,000.00 | $ 6,874.46 | $ 8,343.15 | $ 10,000.00 | $5,000 increase above 2026 |
| **Total Lawn Maintenance** | **$ 41,100.00** | **$ 35,456.69** | **$ 44,288.73** | **$ 49,100.00** | |
| **Snow Removal** | | | | | |
| Roads | $ 12,000.00 | $ 8,264.40 | $ 11,165.04 | $ 13,500.00 | $1,500 increase above 2026 |
| Drives and Walks | $ 12,000.00 | $ 7,710.60 | $ 10,134.96 | $ 13,500.00 | $1,500 increase above 2026 |
| **Total Snow Management** | **$ 24,000.00** | **$ 15,975.00** | **$ 21,300.00** | **$ 27,000.00** | |
| **Insurance** | | | | | |
| Liability | $ 28,000.00 | $ 27,341.00 | $ 27,341.00 | $ 30,490.00 | $2,490 increase above 2026 |
| Umbrella | $ 500.00 | $ 234.00 | $ 234.00 | $ 500.00 | No Increase above 2026 |
| **Total Insurance** | **$ 28,500.00** | **$ 27,575.00** | **$ 27,575.00** | **$ 30,990.00** | |
| **Other Expenses** | | | | | |
| Garbage Collection | $ 8,800.00 | $ 6,573.42 | $ 8,808.38 | $ 9,300.00 | $500 increase above 2026 |
| Asphalt Project | $0.00 | $26,747.00 | $ 18,347.00 | $16,094.00 | $16,094 increase above 2026 |
| Misc. Repairs/Replacements | $0.00 | $4,203.97 | $ 4,436.02 | $2,720.00 | $2,720 increase above 2026 |
| Tax Preparation | $ 200.00 | $ 175.00 | $ 175.00 | $ 200.00 | No Increase above 2026 |
| Bank Charges | $200.00 | $132.74 | $132.74 | $0.00 | $200 decrease below 2026 |
| Board Expenses | $ 183.00 | $ 300.38 | $ 300.38 | $ 233.00 | $50 increase above 2026 |
| Due To Reserves | $0.00 | $ - | $ - | $0.00 | N/A |
| Utilities - Electric | $ 4,350.00 | $ 2,670.46 | $ 3,537.50 | $ 4,550.00 | $200 increase above 2026 |
| Taxes | $ 3,100.00 | $ 2,603.00 | $ 3,153.00 | $ 4,100.00 | $1,000 increase above 2026 |
| Roof Repair/Replacement | $71,931.00 | $ 73,302.00 | $ 73,302.00 | $74,921.00 | $2,990 increase above 2026 |
| Petty Cash Fund | $0.00 | $ 100.00 | $ 100.00 | $100.00 | $100 increase above 2026 |
| **Total Other Expenses** | **$ 88,764.00** | **$ 116,807.97** | **$ 112,292.02** | **$ 112,218.00** | |
| **Total Operating Expenses** | **$ 227,064.00** | **$ 213,870.16** | **$ 232,461.25** | **$ 256,708.00** | |
| **Total Operating Income From Above** | **$ 227,064.00** | **$ 228,321.02** | **$ 255,016.52** | **$ 256,708.00** | |
| Net Operating Difference After Expenses | **$0.00** | **$14,450.86** | **$ 22,555.27** | **$0.00** | |
| Monthly Operating Assessment UR: | $ 420.00 | | | $ 445.00 | $25 increase above 2026 |
| Monthly Operating Assessment LR: | $ 52.00 | | | $ 67.00 | $15 increase above 2026 |
| Annual Roof Assessment UR | $ 1,260.00 | | | $ 1,260.00 | No Increase above 2026 |
| Annual Condo Building Reserve Assessment UR | $ 800.00 | | | $ 800.00 | No Increase above 2026 |
| Annual Roadway Reserve Assessment LR & UR | $ 200.00 | | | $ 200.00 | No Increase above 2026 |