Description	2027 Draft
INCOME	**$65,267**
FIXED EXPENSES	
Accounting (Annual tax return)	**$300**
Bank fees	**$0**
Electricity for street lights	**$1,650**
Insurance	**$680**
Weekly Grounds Maintenance	**$9,624**
Annual fire hydrant inspection	**$250**
Management Services	**$5,700**
TOTAL FIXED EXPENSES	**$18,204**
VARIABLE EXPENSES	
Attorney Fees	**$500**
Weather contingencies	**$500**
Building Maintenance	**$2,500**
One Gutter Cleaning in Spring	**$1,732**
Power-washing in Spring	**$2,570**
Annual termite contract	**$1,150**
TOTAL VARIABLE EXPENSES	**$8,952**
CAPITAL IMPROVEMENTS (Special Assessment)	
Mulch - community wide ($65/cu yd x 125 yds)	**$4,200**
Roof replacement fund - Annual contribution	**$9,000**
Tree Removal behind building 1	**$10,500**
Tree removal behind building 2	
TOTAL CAPITAL IMPROVEMENTS	**$23,700**
BUDGET SUMMARY	
TOTAL ALL EXPENSES	**$50,856**
OVERAGE TO RESERVES	**$14,411**

Note: 2027 income held flat — no HOA fee increase planned for this budget year. All 2027 expense values are editable inputs.