Woods of Parleys Lane Budget 2027

Dues Summary	2026	2027	% Change
Quarterly dues per non-developer lot	$ 1,570	$ 1,492	-5%
Quarterly dues per developer lot	$ 523	$ 497	-5%

	2026 BUDGET	12-month Actuals (09/01/25-08/31/26)	2027 BUDGET	NOTES
OPERATING				
Operating Income				
HOA Dues	$ 267,947	$ 271,572	$ 254,549	
Architectural Review Fees	$ -	$ 8,850	$ -	
Interest	$ -	$ 104	$ -	
Late Fees	$ -	$ 2,260	$ -	
Misc Income (e.g., gate remotes)	$ -	$ 94	$ -	
Total Operating Income	**$ 267,947**	**$ 282,881**	**$ 254,549**	
Operating Expenses				
Property Maintenance & Repair				
Snow Removal	$ 65,000	$ 21,950	$ 65,000	Kept same as last year's budget
Landscaping/Pond	$ 35,000	$ 2,887	$ 35,000	Kept same as last year's budget
Wildfire Mitigation	$ -	$ -	$ 30,000	Limbing up common area trees, brush clearing, exit road clean-up, controlled burning
Community Signage	$ 1,000	$ 553	$ 1,000	Allottment
Road Maintenance				
Crack Seal & Patching	$ 16,100	$ 2,979	$ 10,000	Allottment for post-winter repairs
Street Sweeping	$ 800	$ -	$ 800	Allottment
Gatehouse & Gate				
Gatehouse Cleaning	$ 900	$ -	$ 900	Kept same as last year's budget
Gate & Access System	$ 2,000	$ 2,655	$ 2,000	Internal video monitoring
Security System	$ 2,000	$ 870	$ 2,000	Kept same as last year's budget
Gatehouse Maintenance	$ 5,000	$ 1,036	$ 5,000	Kept same as last year's budget
Gatehouse Internet	$ -	$ -	$ 756	Added
Utilities				
Sewer	$ 450	$ 442	$ 450	Kept same as last year's budget
Water	$ 14,000	$ 11,492	$ 14,000	Kept same as last year's budget
Gas	$ 600	$ 331	$ 600	Kept same as last year's budget
Electricity	$ 3,300	$ 3,902	$ 4,000	Increased based on actuals
Professional Services				
HOA Management	$ 9,571	$ 9,791	$ 9,800	Per Model HOA contract with estimate for 3% inflationary increase upon contract renewal
Legal	$ 6,000	$ 5,587	$ 10,000	Allottment
Tax Prep & Other Accounting	$ 11,000	$ 5,386	$ 8,000	Allotment for tax prep + compiled financial statements
Engineering	$ 5,000	$ -	$ -	
Architectural Review	$ -	$ 2,700	$ -	Offset by income
Insurance				
Property/Liability	$ 2,136	$ 1,964	$ 2,160	Estimated 10% increase
Directors & Officers	$ 3,692	$ 3,452	$ 3,797	Estimated 10% increase
Administrative				
Property Taxes & Income Taxes	$ 3,000	$ 5,591	$ 6,000	Allottment for property taxes and income taxes
Accounting Software	$ 780	$ 638	$ 903	Quickbooks Online subscription
Community Social Events	$ 2,500	$ -	$ -	
Misc. Admin	$ 500	$ 420	$ 500	Kept same as last year's budget
Total Operating Expenses	**$ 190,329**	**$ 84,626**	**$ 212,667**	12%
NET OPERATING SURPLUS / (DEFICIT)	**$ 77,618**	**$ 198,255**	**$ 41,883**	
Reserve Contribution	*$ (77,618)*	*$ (101,272)*	*$ (41,883)*	
RESERVE				
Reserve Income (Inflows)				
Reserve Contribution	$ 77,618	$ 101,272	$ 41,883	
Reinvestment Fees	$ -	$ 75,500	$ -	Unbudgeted income
Interest	$ 15,000	$ 15,668	$ 15,000	Based on $600K invested @ 2.5%.
Total Reserve Income	**$ 92,618**	**$ 192,440**	**$ 56,883**	
Reserve Expenses				
Road Capital Expense & Seal Coat	$ -	$ -	$ 50,000	Allottment for seal coat. Last seal coated main roads in 2024
Gatehouse Roof	$ -	$ -	$ -	
Gate System	$ 20,000	$ 400	$ 20,000	Based on bid to replace all openers
Pond Line & Plumbing Replacement	$ 30,000	$ 3,375	$ 5,000	Allottment for repairs, full repair of liner in 2026
Gatehouse Siding	$ -	$ -	$ 3,000	Per reserve study
Stone Replacement / Repair	$ -	$ -	$ -	Project to consider later
Gatehouse Boiler	$ 15,000	$ -	$ 25,000	Waiting for it to fail, could be anytime. May replace with heat pump or other viable option
Gatehouse Plumbing	$ -	$ -	$ -	
Landscaping Capital	$ -	$ 20,611	$ 10,000	Allottment
Reserve Study	$ -	$ 2,040	$ -	*< Next study needed in 2028*
Total Reserve Expenses	**$ 65,000**	**$ 26,425**	**$ 113,000**	
NET RESERVE SURPLUS / (DEFICIT)	**$ 27,618**	**$ 166,014**	**$ (56,117)**	
NET SURPLUS / (DEFICIT)	**$ 27,618**	**$ 262,997**	**$ (56,117)**	