Saddle Creek Owners Association - 2027 Budget

Dues Summary	2026	2027	$ Change	% Change
Annual amount / lot	$ 1,917.00	$ 2,045.00	$ 128.00	7%

	2026 Budget	2026 Forecast	Variance	2027 Budget	Notes
OPERATING					
Income - Operating					
Dues	$ 67,097	$ 67,095	$ (2)	$ 71,575	
Design Review Fees	$ -	$ 2,000	$ 2,000	$ -	Income offset by expense
Late Fees	$ -	$ 175	$ 175	$ -	Unbudgeted income
Interest Income	$ -	$ 40	$ 40	$ -	Unbudgeted income
Other Income	$ -	$ -	$ -	$ -	Unbudgeted income
Total Income - Operating	**$ 67,097**	**$ 69,310**	**$ 2,214**	**$ 71,575**	
Expenses - Operating					
Landscaping	$ 35,000	$ 30,887	$ (4,113)	$ 40,000	Kept same as 2026
Snow Removal	$ 10,000	$ 7,500	$ (2,500)	$ 10,000	Kept same as 2026
Accounting / Administration	$ 14,042	$ 14,106	$ 64	$ 14,575	Per contract with Model HOA (
Insurance	$ 2,630	$ 2,793	$ 163	$ 3,000	Estimate
Architect Review Fees	$ -	$ 2,000	$ 2,000	$ -	Expense offset by income
Professional Services	$ 500	$ 250	$ (250)	$ 500	Allottment
Water	$ 1,000	$ 1,000	$ -	$ 1,500	Estimate
Electric	$ 300	$ 358	$ 58	$ 400	Increased based on actuals
Accounting Software	$ 600	$ 907	$ 307	$ 1,000	Increased based on actuals
Website	$ 250	$ 375	$ 125	$ 400	Allottment
Misc. Administrative	$ 275	$ 52	$ (223)	$ 200	Decreased based on actuals
Other Misc. Expenses	$ -	$ -	$ -	$ -	
Total Expenses - Operating	**$ 64,597**	**$ 60,228**	**$ (4,369)**	**$ 71,575**	
Net Operating Surplus / (Deficit)	**$ 2,500**	**$ 9,083**	**$ 6,583**	**$ -**	
Reserve Contribution	*$ -*	$ -	$ -	*$ -*	
RESERVE					
Income - Reserve					
Reserve Contribution from Operating	$ -	$ -	$ -	$ -	
Construction Impact Fees	$ -	$ 2,000	$ 2,000	$ -	Unbudgeted income
Reinvestment Fees	$ -	$ 2,200	$ 2,200	$ -	Unbudgeted income
Interest	$ -	$ 11	$ 11	$ -	Unbudgeted income
Total Income - Reserve	**$ -**	**$ 4,211**	**$ 4,211**	**$ -**	
Expenses - Reserve					
Asphalt - Capital	$ -	$ -	$ -	$ -	
Reserve - Other	$ -	$ -	$ -	$ -	
Reserve Study	$ 2,500	$ 2,300	$ (200)	$ -	
Total Expenses - Reserve	**$ 2,500**	**$ 2,300**	**$ (200)**	**$ -**	
Net Reserve Surplus / (Deficit)	**$ (2,500)**	**$ 1,911**	**$ 4,411**	**$ -**	
NET SURPLUS / (DEFICIT)	**$ -**	**$ 10,994**	**$ 10,994**	**$ -**	