Inverness 2027 Board Draft Budget for Annual Meeting

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2027 Budget												
Inverness Association											Monthly	Increase
Operating Income		2025 Year End	2026 Budget	2026 Year End (proj)	Variance to 2026 Budget	Proposed 2027 Budget	Proposed Change	Proposed % Change	Comments		Payment	Vs. LY
	Operating Assessment Income	$ 174,720.00	$ 188,160.00	$ 174,720.00	$ (13,440.00)	$ 180,480.00	$ (7,680.00)	-4.08%	$455/month for operating - Raise to $470 (3.3% Increase)	455	470	3.30%
	Loan Assessment Income	$ 15,793.92	$ -	$ -	$ -		$ -		Loan is paid off			
	Late Fee	$ -	$ -	$ -	$ -	$ -						
	Taxable Interest	$ 9,600.87	$ 5,500.00	$ 5,500.00	$ -	$ 3,000.00	$ (2,500.00)		Reduced due to lower rates and less reserves in CD's			
	Total	$ 200,114.79	$ 193,660.00	$ 180,220.00	$ (13,440.00)	$ 183,480.00	$(10,180.00)	-5.26%				
Reserve Income												
	Assessment Income	$ 71,040.00	$ 71,040.00	$ 71,040.00	$ -	$ 72,960.00	$ 1,920.00	2.70%	Currently $185/month - Raise to $190/month per long term Cap Plan	185	190	2.70%
	TOTAL	$ 71,040.00	$ 71,040.00	$ 71,040.00		$ 72,960.00	$ 1,920.00					
Tot Income		$ 271,154.79	$ 264,700.00	$ 251,260.00	$ (13,440.00)	$ 256,440.00	$ (8,260.00)		Total Monthly Payment - From $640 to $670 (3.13%)	640	660	3.13%
Operating Exp												
	Bank Fees	$ 45.00			$ -		$ -					
	Insurance Premium	$ 39,368.50	$ 38,000.00	$ 31,469.00	$ (6,531.00)	$ 33,042.45	$ (4,957.55)		5% Increase			
	Rubbish Removal	$ 9,346.41	$ 9,800.00	$ 9,900.00	$ 100.00	$ 10,395.00	$ 595.00		5% Increase in Trash Removal from Actual 2025 Costs			
	Mgmt. Contract	$ 11,050.85	$ 13,700.00	$ 12,856.00	$ (844.00)	$ 13,700.00	$ -					
	Admin Expense	$ 929.94	$ 300.00	$ 500.00	$ 200.00	$ 300.00	$ -					
	Loan Interest Expense	$ 261.81	$ -	$ -	$ -	$ -	$ -		Loan paid off			
	Legal, Accounting	$ 875.01	$ 1,000.00	$ 800.00	$ (200.00)	$ 1,000.00	$ -					
	Income Tax + State	$ 2,384.82	$ 2,500.00	$ 2,850.26	$ 350.26	$ 2,000.00	$ (500.00)		Lower due to lower interest in 2026			
	Monthly Grounds Maint	$ 88,713.08	$ 90,138.00	$ 90,000.00	$ (138.00)	$ 100,000.00	$ 9,862.00		New Landscaping Contract			
	Landscaping Expense	$ 3,556.91	$ 3,000.00	$ 3,000.00	$ -	$ 3,000.00	$ -					
	Pruning, Tree Care	$ 2,907.00	$ 1,500.00	$ 1,500.00	$ -	$ 1,500.00	$ -					
	Fertilization	$ 3,255.05	$ 3,465.00	$ 3,400.00	$ (65.00)	$ 3,500.00	$ 35.00					
	Dryer Duct Cleaning	$ -	$ 2,500.00	$ 2,340.00	$ (160.00)	$ -	$ (2,500.00)					
	Gutter Cleaning	$ 3,000.00	$ 10,000.00	$ 5,000.00	$ (5,000.00)	$ 8,000.00	$ (2,000.00)					
	Misc. Expenses	$ -	$ 300.00	$ 250.00	$ (50.00)	$ 300.00	$ -					
	Building Maint	$ 5,153.87	$ 7,400.00	$ 5,500.00	$ (1,900.00)	$ 6,500.00	$ (900.00)		Continued repairs of wood rot for buildings not in annual plan			
	Tot Op Expense	$ 170,848.25	$ 183,603.00	$ 169,365.26	$ (14,237.74)	$ 183,237.45	$ (365.55)	-0.20%				
Net Op Income		$ 29,266.54	$ 10,057.00	$ 10,854.74	$ 797.74	$ 242.55	$ (9,814.45)		Expenses flat with Operating Assessment			
Cap Expenses												
	Exterior Building Repairs	$ 13,144.05	$ 20,000.00	$ 20,000.00	$ -	$ 21,000.00	$ 1,000.00		Per Long Term Capital Plan (Building Repairs)			
	Entrance Step repairs	$ 7,950.00	$ -	$ -	$ -		$ -					
	Grounds Improvements	$ 2,049.50	$ 5,000.00	$ 2,500.00	$ (2,500.00)	$ 5,000.00	$ -		Ongoing Landscape management			
	Building Painting				$ -	$ 66,000.00	$ 66,000.00					
	Landscaping Improvements	$ 20,816.00	$ -	$ -	$ -		$ -					
	Driveway Maint	$ -	$ 156,500.00	$ 180,000.00	$ 23,500.00		$(156,500.00)					
	Gutters (Water flow Improvement)	$ -	$ 10,000.00	$ 5,000.00	$ (5,000.00)	$ 10,000.00	$ -		Improve flow of water off roofs and gutter guards where necessary- Demonstration of ideas			
	Unspecified Cap	$ 490.00	$ 2,000.00	$ -	$ (2,000.00)	$ 2,000.00	$ -		Misc unanticipated expenses			
	Tot Cap Expense	$ 44,449.55	$ 193,500.00	$ 207,500.00	$ 14,000.00	$ 104,000.00	$(89,500.00)					
					$ -							
Total Expenses		$ 215,297.80	$ 377,103.00	$ 376,865.26	$ (237.74)	$ 287,237.45	$(89,865.55)					
Net Cap Income		$ 26,590.45	$ (122,460.00)	$ (136,460.00)	$ (14,000.00)	$ (31,040.00)	$ 91,420.00		Decrease per Long Term Capital Plan			
Net Income		$ 55,856.99	$ (112,403.00)	$ (125,605.26)	$ (13,202.26)	$ (30,797.45)	$ 81,605.55					

Inverness HOA 8 Year Capital Plan Summary

	Project Total	2026	2027	2028	2029	2030	2031	2032	2033	2034
Beginning of Year Reserve Balance		$ 307,307.00	$ 174,847.00	$ 146,307.00	$ 116,803.00	$ 126,770.00	$ 85,433.00	$ 85,573.00	$ 136,133.00	$ 187,613.00
Bank Landscaping	$ 20,816.00									
Repairs to 2 Buildings/year	$ 222,644.05	$ 20,000.00	$ 21,000.00	$ 22,000.00	$ 23,000.00	$ 47,000.00	$ 24,000.00	$ 25,500.00	$ 27,000.00	$ 27,000.00
Ground Improvements (Ongoing for age)	$ 40,543.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00
Misc	$ 18,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00
Driveways and Walkways	$ 156,500.00	$ 156,500.00								
Gutters	$ 50,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00				
Building Painting	$ 218,774.00		$ 66,000.00	$ 67,884.00	$ 27,833.00	$ 57,057.00				
Chimney Enclosures	$ 50,000.00						$ 50,000.00			
Year Total	$ 791,277.05	$ 207,500.00	$ 104,000.00	$ 106,884.00	$ 67,833.00	$ 121,057.00	$ 81,000.00	$ 32,500.00	$ 34,000.00	$ 34,000.00
Assessment Payments	$ 693,120.00	$ 71,040.00	$ 72,960.00	$ 74,880.00	$ 76,800.00	$ 78,720.00	$ 80,640.00	$ 82,560.00	$ 84,480.00	$ 86,400.00
Monthly Payment		$ 185.00	$ 190.00	$ 195.00	$ 200.00	$ 205.00	$ 210.00	$ 215.00	$ 220.00	$ 225.00
% increase over previous Year		0.00%	2.70%	2.63%	2.56%	2.50%	2.44%	2.38%	2.33%	2.27%
Interest	$ 22,300.00	$ 4,000.00	$ 2,500.00	$ 2,500.00	$ 1,000.00	$ 1,000.00	$ 500.00	$ 500.00	$ 1,000.00	$ 1,000.00
End of Year Reserve Balance		$ 174,847.00	$ 146,307.00	$ 116,803.00	$ 126,770.00	$ 85,433.00	$ 85,573.00	$ 136,133.00	$ 187,613.00	$ 241,013.00
Project Details:	***Repairs to two buildings*** - We are doing 2 buildings every year in line with our 8 year painting cycle, used to be every 5 years									
	Ground Improvements - Given the age of our landscaping, we will need to remove aging landscaping that is dying or impacting the buildings									
	Driveways and Walkways - Replace, repack and pave all asphalt from street and remove concrete to garage doors, minor repairs to walkways as necessary									
	Gutters - Make some small modifications to some buildings in 2026 and then determine if we need to expand the improvements to other buildings									
	Building Painting - Complete painting cycle on buildings. Last Painting cycle was 2019-2022									
	Chimney Enclosures - Framing and metal are showing signs of wear and failure (prevent leaking and fire hazard) - Replace beginning in 2031									