

### Conservancy Draft 2026 Budget Summary

	2025	2026	\$ Increase	\$ Increase / Household	Quarterly Increase / Household	% Increase	Comments
<b>Draft 2026 Budget</b>	\$1,426,420	\$1,508,428	\$82,008	\$35.26	\$8.81	5.7%	Actual increase per household is \$34.65 or 5.7%, from \$613.30 to \$647.95 or \$8.67 / qtr, \$2.89 / month
<b>Number of Households</b>	2326	2328					
					<b>Percentage of \$82k Increase Due to</b>		
<b>Contribution to Repair &amp; Replacement (R&amp;R) Reserve</b>	\$0	\$50,000	\$50,000	\$21.48	\$5.37	60.9%	Allen Farm Pond Dam needs to be repaired & pond restored (cost estimated at \$300K over a few years; \$50K in 2026). Other projects to come out of R&R Reserve for 2026 include two Bridge Replacements (\$20K); Lotus Pond restoration (overgrown with lilies - \$18K); Greens storage shed roof replacement (\$10K); and some equipment. Our R&R Reserve has been underfunded and needs to be increased
<b>Tree of Heaven Invasive Plant Treatments</b>	\$0	\$25,000	\$25,000	\$10.74	\$2.68	30.5%	Develop & implement phased plan to effectively address Tree of Heaven
<b>Employee Payroll - 2% COLA, 8% Insurance</b>	N/A	\$18,500	\$18,500	\$7.95	\$1.99	22.5%	COLA & small merit pool; plus Increase in Employee Health Benefit premiums & number of staff covered
<b>All Other Expenses</b>			-\$11,492	-\$4.94	-\$1.23	-14.0%	Net all other Expenses being reduced
<b>Total Assessment Increase</b>			<b>\$82,008</b>	<b>\$35.26</b>	<b>\$8.81</b>	<b>5.7%</b>	