

# PROPOSED 2026 BUDGET

Harry Pugh  
Treasurer

10/14/25 Joint Board Mtg



## VISION FOR THE FUTURE

- More self-reliant organization with reduced assessment needs through other sources of income
- 501c3 status – if successful will unlock grants, sponsorships, tax-deductible donations, and low-interest loans (especially for Farm)
- Improved efficiencies in labor hours, increased engagement, and increased sales

## 2026 PROPOSED BUDGET – CONSIDERATIONS

- Under new management: 4 new resident trustees and new Chair
- Transfer fees and assessments spread across three divisions to more accurately depict resident assessment requirements
- Updated Repair & Replacement Reserve Study
  - Need approximately \$7 million over 30 years (\$250k per year)
- No new Capital Improvement projects and no assessment contribution for Capital Improvements planned for 2026

	2025	2026	\$ Increase	\$ Increase / Household	Quarterly Increase / Household	% Increase	Comments
<b>Proposed 2026 Budget</b>	\$1,426,536	\$1,508,428	\$81,892	\$35.18	\$8.79	5.7%	Actual increase per household is \$34.65 (from \$613.30 to \$647.95 / year or 5.66%)
<b>Number of Households</b>	2326	2328					
							<b>Percentage of \$82k Increase Due to</b>
<b>Contribution to Repair &amp; Replacement Reserve</b>	\$0	\$50,000	\$50,000	\$21.48	\$5.37	61.1%	Our R&R Reserve has been underfunded and needs to be increased. Reserve Study lists several important projects for 2026: Allen Farm Pond Dam is leaking and needs to be repaired (cost estimated at \$200k over a few years). Replacement of two trail bridges (\$20k); Lotus Pond Renovation (overgrown with lilies - \$18k); Greens storage shed roof replacement (\$10k).
<b>Tree of Heaven Removal</b>	\$0	\$25,000	\$25,000	\$10.74	\$2.68	30.5%	Targeted Tree of Heaven chemical treatment and vendor tree removal in several locations near residences
<b>Forest Mulching Invasive Removal and Meadow Seeding</b>	\$0	\$15,000	\$15,000	\$6.44	\$1.61	18.3%	Forestry mulching pilot project on 5 acre site on Pinewoods Loop (\$10,000) and increase in meadow seeding in all Villages (\$5,000)
<b>Employee Payroll Increase over 2025 Budget</b>	NA	\$50,000	\$50,000	\$21.48	\$5.37	61.1%	COLA (2.0% same as HOA); Increase to Health Benefit Premiums (8.0%); Tiered merit pool
<b>All Other Expenses</b>			-\$58,108	-\$24.96	-\$6.24	-71.0%	Net all other Expenses have gone down
<b>Total Assessment Increase</b>			<b>\$81,892</b>	<b>\$35.18</b>	<b>\$8.79</b>	<b>5.7%</b>	

## 2026 PROPOSED BUDGET - SUMMARY

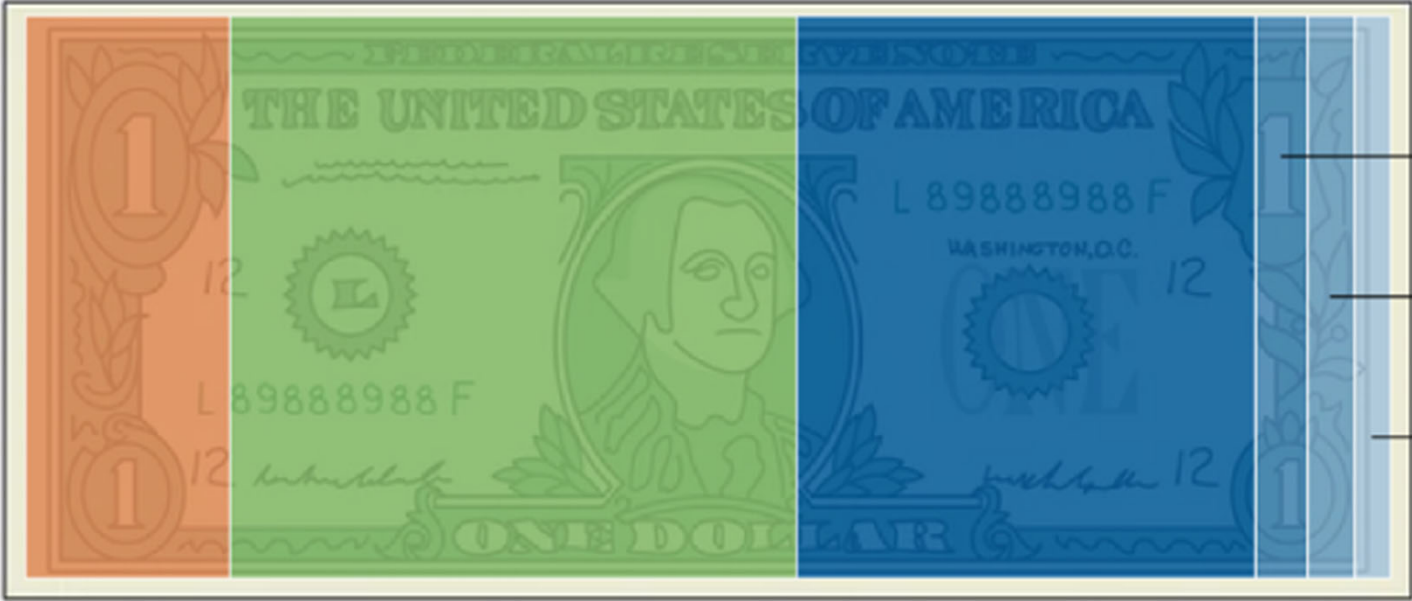
- **Proposed 5.66% increase which comes to**
  - \$34.65 per household per year (from \$613.30 to \$647.95)
  - \$8.66 per household per quarter (from \$153.31 to \$161.99)
  - \$2.89 per household per month (from \$51.10 to \$53.99)

# For Every \$1 of Your Assessment

Farm

Land

Operations



Taxes – 3.8¢

Prof. Fees – 3.4¢

Insurance 2.7¢

18.5¢

41.7¢

39.8¢

## HOW TO PROVIDE FEEDBACK

- Board is hosting a Listening Session on October 22, 5:30-7:30 at Lodge
- Community Advisory Committee will provide feedback/residents can provide feedback at next meeting on October 29, 5:30-7:30 at Sycamore
- Email Conservancy Board at [board@willowsfordconservancy.org](mailto:board@willowsfordconservancy.org)
- Share your support with HOA Board at [bod@willowsfordlife.com](mailto:bod@willowsfordlife.com)
- Final budget will be voted on at Conservancy Board meeting – Nov 6, 5:30-7:30 at The Lodge (then shared with HOA Board for their Nov. 12 meeting)