Willowsford Conservancy Draft 2027 Budget Summary

October 27, 2026 (Draft Subject to Change)				
	2026	**2027**	**Annual Assessment Increase**	**Percent Increase**
Assessment / Household per Year	$647.95	671.88	$23.93	3.69%
Assessment / Household per Qtr	$161.99	167.97	$5.98	3.69%
Total Assessments	**1,509,076**	**1,564,809**	**$55,733**	**3.69%**
Significant Pluses/(Minuses) to Assessment Increase				**Comments**
Increase in Community Enhancement Fees			($8,000)	Project 2027 total is equal to 2025 Actuals
Use of Prior Year Grants — NOVEC & ADF			($32,000)	2027 is final year of both grants
New Grant Revenue			($10,000)	Conservation focused grant expected (not LIRA/IPSMP)
Inability to Brush Hog in House			$30,000	Need to outsource in 2027
Expanding Farm Offerings to include Pick Your Own			$10,000	New offering based on survey feedback
Labor & Benefits			$67,300	10% insurance premium increase + 2.5% COLA increase
Reduction in Farm Payroll			($27,000)	Reenvisioning staffing roles & Q1 vacancies
Full-Time Seasonal Trail Technician			$21,000	Hope to secure grant funds or donations to extend
Land Stewardship Maintenance			$11,400	Increase in Tree work orders
Additional Security Cameras			$2,500	New cameras & subscriptions (Farm & Land)
Increase to Reserve Funds (Cap Ex, R&R, Cash Reserve, Endowment)			$0	Any 2026 Surplus will be added to Reserve Funds (primarily Repair and Replacement Reserve)
Everything Else			($9,467)	
Total Increase in Assessments			**$55,733**	
Number of Households per HOA		2,329		