

2026 Projected Dues (Settlement)



SETTLEMENT DUES

Settlement (Added Services)
Painting Reserve
Irrigation Reimbursement Assessment
TOTAL SETTELMENT DUES

	2023	2024	2025	2026	Increase	
Settlement (Added Services)	\$147	\$153	\$158	\$169	\$11	7.2%
Painting Reserve	\$111	\$114	\$116	\$119	\$3	2.6%
Irrigation Reimbursement Assessment	\$19	\$20	\$20	\$21	\$1	5.0%
TOTAL SETTELMENT DUES	\$277	\$287	\$294	\$309	\$15	5.2%

The Settlement's operating dues for 2026 are projected to increase by \$15. This adjustment is necessary to keep pace with inflationary cost increases related to snow plowing, irrigation parts and supplies, and lawn care.

The larger portion of the increase is primarily due to rising irrigation repair and maintenance costs. In 2025, we are forecasting an operational deficit of \$3,213, largely attributed to this budget line item. To prevent similar shortfalls in the future—which would otherwise impact the reserve fund, as shortfalls are covered from that account—we have increased the expense allocation for this category accordingly.

Additionally, reserve dues will increase by \$3 in 2026 to ensure continued, adequate funding for future needs.

Irrigation assessments for all property owners will also increase in 2026 to align with anticipated costs reflected in the budget.

2026 budget (Settlement)



2026 Operating Budget



NUMBER OF HOMES

Income

Common Assessments-Operating

Total Income

Expenses

Lawn Maintenance

Snow Removal

Irrigation System R & M

Total Expenses

Net Income

	2023 Actual	2024 Actual	2025 Budget	2025 Forecast	2026 Budget
NUMBER OF HOMES	56	56	56	56	56
Income					
Common Assessments-Operating	98,784	102,816	106,176	106,176	113,568
Total Income	98,784	102,816	106,176	106,176	113,568
Expenses					
Lawn Maintenance	49,628	51,440	52,530	53,162	55,257
Snow Removal	29,689	31,167	32,100	31,727	33,311
Irrigation System R & M	20,336	22,049	21,546	24,500	25,000
Total Expenses	99,653	104,656	106,176	109,389	113,568
Net Income	(869)	(1,840)	0	(3,213)	(0)

Above is the operating budget for the Settlement. It reflects a 2025 operational deficit of \$3,213, primarily due to irrigation repair and maintenance costs. This line item is challenging to forecast accurately, as it is often influenced by unforeseen circumstances.

To help mitigate recurring year-end deficits, we have budgeted 2026 at \$3,454 above the 2024 budget amount.

Although these past deficits have not significantly impacted the reserve fund, increasing the budget should help ensure a more stable and accurate financial plan going forward.

Reserve Balances Over Time (Settlement)



The Settlement 2026 Reserve Budget

	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Forecast	2026 Budget
NUMBER OF LOTS	56	56	56	56	56	56	57
Monthly Reserve Dues per Lot	\$95	\$95	\$101	\$111	\$114	\$116	\$119
Reserve Beginning Balance	48,657	55,205	46,406	20,063	11,700	72,057	60,709
Operating Surplus from previous year	10,446	(8,036)	(13,567)	(8,955)	(899)	(1,840)	
Reserve Common Assessments	63,840	63,840	67,872	74,592	76,608	77,952	79,968
Reserve Expenses-Painting	(67,738)	(64,603)	(80,648)	(74,001)	(15,352)	(87,460)	(89,620)
Reserve Estimated Ending Balance	55,205	46,406	20,063	11,700	72,057	60,709	51,056

We anticipate ending 2025 with a reserve balance of \$60,709. In 2024, only two homes were painted, which allowed the reserve balance to grow throughout the year.

An increase of \$3 per month to the 2026 Settlement reserve dues will help ensure we end that year with a healthy projected balance of \$51,056.

Every six years, there is one year in which no homes are scheduled for painting—the next such year will be 2030. Our goal is to end each painting cycle with a lower reserve balance, knowing it will naturally rebound during the year when no painting occurs. The proposed \$3 increase positions us on a solid, sustainable financial path toward that goal.