

2027 Dues (The Settlement)



Monthly neighborhood dues	2024	2025	2026	2027	Change	%
Added services	\$153.00	\$158.00	\$169.00	\$174.00	\$5.00	3.0%
Painting reserve	\$114.00	\$116.00	\$119.00	\$124.00	\$5.00	4.2%
Irrigation assessment	\$20.00	\$20.00	\$21.00	\$22.70	\$1.70	8.1%
Neighborhood total	\$287.00	\$294.00	\$309.00	\$320.70	\$11.70	3.8%

The Settlement neighborhood charges increase by \$11.70 per month (3.8%). Added services rise by \$5, painting reserves by \$5, and irrigation assessments by \$1.70.

The 2026 operating forecast shows a small \$634 deficit. The 2027 operating plan shows total expenses of \$119,189.

2027 Operating Budget (The Settlement)



Operating results	2025 Actual	2026 Budget	2026 Forecast	2027 Budget
Homes	56	56	56	57
Assessment income	\$106,176	\$113,568	\$113,568	\$119,189
Lawn maintenance	\$53,450	\$55,258	\$55,892	\$58,500
Snow removal	\$32,360	\$33,310	\$33,310	\$33,977
Irrigation repairs	\$26,080	\$25,000	\$25,000	\$26,712
Total expenses	\$111,890	\$113,568	\$114,202	\$119,189
Net surplus / (deficit)	(\$5,714)	\$0	(\$634)	0

2027 operating expenses total \$119,189, up \$5,621 (4.9%) from the 2026 budget. Lawn care increases by \$3,242, irrigation repairs by \$1,712 and snow removal by \$667.

Painting Reserves (The Settlement)



Painting reserve	2024 Actual	2025 Forecast	2026 Forecast	2027 Budget
Monthly reserve dues	\$114	\$116	\$119	\$124
Beginning balance	\$11,700	\$72,057	\$60,212	\$43,276
Prior-year operating adjustment	(\$899)	(\$1,840)	(\$5,714)	(\$634)
Reserve assessments	\$76,608	\$77,952	\$79,968	\$84,280
Painting / repair expense	(\$15,352)	(\$87,957)	(\$91,190)	(\$92,875)
Ending balance	\$72,057	\$60,212	\$43,276	\$34,047

The 2027 schedule includes 11 homes for painting and \$8,250 for wood repairs. Total reserve spending is \$92,875, with a projected year-end balance of \$34,047.