

NORBECK CROSSING HOMEOWNERS ASSOCIATION
2027 DRAFT OPERATING BUDGET

Assessment Level (per month):

2026	\$95.00
2027	\$95.00

Acct #	2026 Year-End Projections	Approved 2026 Budget	Proposed 2027 Budget
OPERATING INCOME			
Income			
06310 Assessment Income	299,820	299,820	299,820
06340 Late Fee Income	2,300	1,750	1,750
06350 Legal Fees Reimbursement	30,000	2,000	10,000
06360 CL/NOI/Admin Income	0	1,250	0
06362 NSF Income	80	280	0
06364 CCR Fine Income	500	500	200
06380 Misc. Homeowner Income	(100)	0	0
06910 Interest Income - Operating	0	0	0
TOTAL INCOME	332,600	305,600	311,770
OPERATING EXPENSES			
General & Administrative			
06999 Reserve Contribution	55,000	55,000	55,000
07100 Management Fees	20,350	20,350	21,062
07140 Audit Fees	4,700	4,700	4,700
07160 Legal Fees - General	3,100	3,500	3,500
07165 Legal Fees - Collection	13,000	2,500	10,000
07260 Postage & Mail	1,300	900	1,200
07265 Mailing Handling Fee	1,250	820	1,000
07263 Community Inspection	3,927	3,927	5,355
07280 Insurance	9,982	9,982	12,522
07340 Reserve Study	0	0	0
07390 Coupon Printing	40	858	100
07400 Printing & Reproduction	1,500	2,200	2,200
Bank Charges	40	75	100
07440 Taxes - Income	3,500	3,500	3,500
07445 Taxes - Water Quality Protection Charges	6,012	6,012	6,012
07500 Social Activities	1,000	1,000	1,000
07876 Shared Space Maintenance	18,000	12,500	18,000
07880 Misc. Homeowner Admin Fees	1,815	1,530	1,800
07890 Miscellaneous General & Administrative	200	250	250
07269 File Storage	1,025	1,025	1,025
07910 Commission on Common Ownership	774	774	774
07990 Bad Debt Expense		2,500	2,500
08371 Website Fee	1,800	1,800	1,800
Total General & Administrative	148,315	135,703	153,400
Utilities			
08350 Electricity	2,050	3,500	3,500
Total Utilities	2,050	3,500	3,500
Site Maintenance & Repairs			
09022 Tot Lot Maintenance	1,200	1,500	1,500
09110 Electrical	1,200	6,500	3,000
09115 Grounds/ Landscaping	12,500	7,500	10,000
09010 Tree Maintenance	1,000	7,500	3,000

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	OPERATING INCOME			
09116	Dog Waste Stations	6,299	6,299	6,551
09119	General Repairs	2,300	4,000	4,385
	Total Site Maintenance & Repairs	24,499	33,299	28,436
	Contract Services			
09610	Grounds / Landscaping Contracts	49,536	56,747	50,532
09700	Trash Removal	35,700	37,098	37,000
09701	Bulk Trash	7,400	6,500	7,800
09800	Snow Removal	37,000	30,000	30,102
09852	Exterminating Contract	0	2,664	1,000
	Total Contract Services	129,636	133,009	126,434
	TOTAL EXPENSES	304,500	305,511	311,770
	NET INCOME/(LOSS)	28,100	89	0