

MARTIN DOWNS PROPERTY OWNERS ASSOCIATION - 2027 BUDGET																				
2027 BUDGET - APPROVED																				
G/L#	Martin Downs POA	Budget	Budget	Variance		West	Sunset	Pine	La		Monarch	Monarch	Palm	The	Charter		VIP			Martin
	Projected Operating Budget	2027	2026	(Favorable)		Villages	Trace	Ridge	Mariposa	Montebello	Club-HOA	Club	Pointe	Meadows	Club	Admiralty	Marina	Islesworth	Parkside	Commercial
	For the Year Ending December 31, 2027			Unfavorable																
	Unit Totals	4723				839	596	300	86	20	526	60	143	832	204	49	5	123	68	872
	Percent Per Association	100.00%	100.00%			17.76%	12.62%	6.35%	1.82%	0.42%	11.14%	1.27%	3.03%	17.62%	4.32%	1.04%	0.11%	2.60%	1.44%	18.46%
	REVENUE																			
50100	Assessments - West Village	231,194	222,654	8,540		231,194	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
50100	Assessments - Residential	2,636,719	2,674,013	(37,294)		573,227	536,935	111,384	31,930	7,426	478,207	52,225	53,093	633,973	75,741	10,584	1,080	45,667	25,247	N/A
50200	Assessments - Non Residential	323,756	331,305	(7,549)		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	323,756
50300	Crane Creek Recovery	121,939	121,517	422		121,939	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
50400	MC Landscape Agreement	10,000	10,000	0		1,776	1,262	635	182	42	1,114	127	303	1,762	432	104	11	260	144	1,846
50700	Interest	100	100	0		18	13	6	2	0	11	1	3	18	4	1	0	3	1	18
50500	Rental Income	37,009	35,931	1,078		6,574	4,670	2,351	674	157	4,122	470	1,121	6,519	1,599	384	39	964	533	6,833
	TOTAL REVENUE	3,360,717	3,395,521	(34,803)		934,729	542,879	114,376	32,788	7,625	483,454	52,823	54,519	642,271	77,776	11,073	1,130	46,894	25,925	332,454
	EXPENSES																			
70210	Security/Access Control	1,120,483	1,126,100	(5,617)		313,735	268,916	N/A	N/A	N/A	241,382	27,534	N/A	268,916	N/A	N/A	N/A	N/A	N/A	N/A
70216	Security/Access Control - Admin	67,000	51,000	16,000		18,760	16,080	N/A	N/A	N/A	14,434	1,646	N/A	16,080	N/A	N/A	N/A	N/A	N/A	N/A
70600	Security Overhead	0	14,675	(14,675)		0	0	0	0	0	0	0	0	0	0	N/A	N/A	0	0	N/A
71000	Dispatch	1,400	1,700	(300)		392	336	N/A	N/A	N/A	302	34	N/A	336	N/A	N/A	N/A	N/A	N/A	N/A
71500	Computer/Gate Hardware & Software	136,000	135,000	1,000		47,685	27,230	N/A	N/A	N/A	24,023	417	N/A	36,645	N/A	N/A	N/A	N/A	N/A	N/A
72000	Gate Maintenance Contracts	6,360	6,360	0		1,590	1,590	N/A	N/A	N/A	1,427	163	N/A	1,590	N/A	N/A	N/A	N/A	N/A	N/A
72200	Gate Maintenance Supplies	6,000	6,000	0		1,500	1,500	N/A	N/A	N/A	1,346	154	N/A	1,500	N/A	N/A	N/A	N/A	N/A	N/A
73000	Building Reserve	25,000	10,000	15,000		4,441	3,155	1,588	455	106	2,784	318	757	4,404	1,080	259	26	651	360	4,616
74000	Landscape	175,000	165,000	10,000		31,087	22,083	11,116	3,187	741	19,490	2,223	5,299	30,828	7,559	1,816	185	4,557	2,520	32,310
74500	Landscape Replacement	30,000	30,000	0		5,329	3,786	1,906	546	127	3,341	381	908	5,285	1,296	311	32	781	432	5,539
74600	Landscape Reserve	60,000	60,000	0		10,658	7,571	3,811	1,093	254	6,682	762	1,817	10,570	2,592	622	64	1,563	864	11,078
74800	Fert/Weed Control - MD Blvd	14,400	14,000	400		2,558	1,817	915	262	61	1,604	183	436	2,537	622	149	15	375	207	2,659
75000	Lake Maintenance Contract	115,000	115,000	0		20,665	14,680	7,389	2,118	493	12,956	1,478	3,522	20,493	5,025	N/A	N/A	3,030	1,675	21,478
75100	Annual Culvert Cleaning	10,000	15,000	(5,000)		1,797	1,277	643	184	43	1,127	129	306	1,782	437	N/A	N/A	263	146	1,868
75200	Lakes Reserves	400,000	400,000	0		71,878	51,060	25,701	7,368	1,713	45,063	5,140	12,251	71,279	17,477	N/A	N/A	10,538	5,826	74,706
75300	Annual Lake Bank Restoration	200,000	200,000	0		35,939	25,530	12,851	3,684	857	22,532	2,570	6,126	35,639	8,738	N/A	N/A	5,269	2,913	37,353
75500	Irrigation-MD Blvd / Pump Maint	23,500	22,000	1,500		4,175	2,965	1,493	428	100	2,617	299	712	4,140	1,015	244	25	612	338	4,339
75700	PUD Sign Maintenance	500	500	0		89	63	32	9	2	56	6	15	88	22	5	1	13	7	92
76000	Office / Acctg Overhead	302,000	302,000	0		53,648	38,110	19,183	5,499	1,279	33,634	3,837	9,144	53,200	13,044	3,133	320	7,865	4,348	55,758
76002	Principal / Interest / Taxes / Insurance	82,200	85,000	(2,800)		14,602	10,373	5,221	1,497	348	9,155	1,044	2,489	14,480	3,550	853	87	2,141	1,183	15,176
76100	Audit / Taxes / Licenses	8,000	8,000	0		1,421	1,010	508	146	34	891	102	242	1,409	346	83	8	208	115	1,477
76400	Legal Fees	40,000	25,000	15,000		7,106	5,048	2,541	728	169	4,455	508	1,211	7,046	1,728	415	42	1,042	576	7,385
76500	Insurance	365,000	365,000	0		64,839	46,060	23,184	6,646	1,546	40,650	4,637	11,051	64,298	15,765	3,787	386	9,506	5,255	67,389
76700	Copier Contract / Stationery / Postage	5,000	5,000	0		888	631	318	91	21	557	64	151	881	216	52	5	130	72	923
79000	Contingency	35,000	35,000	0		6,217	4,417	2,223	637	148	3,898	445	1,060	6,166	1,512	363	37	911	504	6,462
				0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
79500/50800	Fund prior years' deficit/surplus	(98,319)	(24,468)	(73,851)		(17,466)	(12,407)	(6,245)	(1,790)	(416)	(10,950)	(1,249)	(2,977)	(17,320)	(4,247)	(1,020)	(104)	(2,560)	(1,416)	(18,152)
	West Village Common Expenses	231,194	222,654	8,540		231,194	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	TOTAL EXPENSES	3,360,717	3,395,521	(34,803)		934,729	542,879	114,376	32,788	7,625	483,454	52,823	54,519	642,271	77,776	11,073	1,130	46,894	25,925	332,454
	BASIS OF ASSESSMENT Res + Comm.	3,191,669	3,227,973	(36,304)		804,421	536,935	111,384	31,930	7,426	478,207	52,225	53,093	633,973	75,741	10,584	1,080	45,667	25,247	323,756
	2027 Assessment per unit per month					\$79.91	\$75.08	\$30.95	\$30.95	\$30.95	\$75.77	\$72.54	\$30.95	\$63.50	\$30.95	\$18.01	\$18.01	\$30.95	\$30.95	\$30.95
	2026 Assessment per unit per month					\$79.89	\$75.94	\$31.67	\$31.67	\$31.67	\$76.64	\$73.49	\$31.67	\$64.30	\$31.67	\$18.64	\$18.64	\$31.67	\$31.67	\$31.67
	Increase - (Decrease)					0.02	(0.86)	(0.72)	(0.72)	(0.72)	(0.87)	(0.95)	(0.72)	(0.80)	(0.72)	(0.63)	(0.63)	(0.72)	(0.72)	(0.72)
	Percent Increase - (Decrease)					0.03%	-1.13%	-2.27%	-2.27%	-2.27%	-1.14%	-1.29%	-2.27%	-1.24%	-2.27%	-3.38%	-3.38%	-2.27%	-2.27%	-2.27%