ORCHARDS RESIDENTS ASSOCIATION

2027 BUDGET

REVENUE

	2027 Budget	2026 Budget	Variance	Notes
Membership fees	1,595,136	1,455,802	139,334	A
Rental and programming	430,434	415,502	14,932	B
Sponsorship and grants	41,381	49,664	(8,283)	
Contract revenue	95,870	78,583	17,287	C
Interest and other	12,370	9,620	2,750	
TOTAL ESTIMATED REVENUE	2,175,191	2,009,171	166,020	
EXPENSES				
Salaries and benefits	780,858	705,318	75,540	D
Programs and Events	130,857	124,346	6,511	
Repairs and maintenance	146,530	137,610	8,920	E
Administration	130,170	143,040	(12,870)	F
Utilities	142,200	142,200	-	
Professional	58,150	60,700	(2,550)	
Advertising and promotion	6,850	6,300	550	
Insurance	25,572	24,500	1,072	
Property tax	10,000	10,000	-	
TOTAL ESTIMATED OPERATING EXPENSES	1,431,187	1,354,014	77,173	
OPERATING REVENUE OVER EXPENSES	744,004	655,157	88,847	
Interest	(121,235)	(130,858)	9,623	G
Amortization of Deferred Capital Contributions	79,518	79,518	-	
Amortization of Capital Assets	(195,000)	(195,000)	-	
TOTAL REVENUE OVER EXPENSE SURPLUS/ (DEFICIT)	507,286	408,817	98,469	
OTHER CASH COLLECTIONS / (EXPENDITURES)				
Loan Principal Draws / (Repayments)	(213,022)	(207,134)	(5,888)	
Capital Sales / (Purchases)	(171,900)	(127,100)	(44,800)	
Reserve Fund Contribution	(420,000)	(385,000)	(35,000)	H
Change in Working Capital	186,888	199,116	(12,228)	
Add Back: Amortization of Capital Assets (Non-Cash)	195,000	195,000	-	
Subtract: Amortization of Deferred Capital Contributions (Non-Cash)	(79,518)	(79,518)	-	
TOTAL REVENUE OVER EXPENSE SURPLUS/ (DEFICIT)	4,734	4,181	553	

Notes to the ORA 2027 Budget

A Membership fees are proposed to increase by 1.98% from 2026, and the Association is forecasting an additional 180 members to join throughout 2027.

B Overall, these 2027 budget adjustments are projected to increase revenue by approximately $14,900, driven by optimized facility rentals, program participation, lease rate adjustments, and grant opportunities.

C SHV Ambassador added in Spring 2026, with the contract renewed for 2027 at a 20% profit margin; related staffing costs are reflected in salaries and wages.

D Salaries and wages reflect inflationary adjustments, a 15% increase in benefit costs, mandatory payroll-related expenses, and the addition of the Show Home Ambassador position, with costs plus 20% recouped through contract revenue.

E The increase in R&M expenses reflects $4,000 allocated for lawn weed control and fertilization, along with $15,000 budgeted for anticipated repairs and maintenance of aging equipment, splash park components, park infrastructure, and concrete surfaces. These investments support the ongoing upkeep, safety, and longevity of our community amenities.

F The Association completed its system upgrade and new database implementation in 2026, resulting in higher one-time transition costs. With implementation now complete, 2027 will realize cost savings while benefiting from streamlined services and an improved, user-friendly member experience.

G Budgeted our ATB interest rate at 4.90%

H Funds put aside to cover the cost of major works or other significant items of expenditure expected in the foreseeable future. Includes a recommended reserve fund contribution in our long term financial forecast that align with our long-term goals to remain financially viable and continue to bring forward value to our community.