

LBH 2027 BUDGET

2027 Budget

- Refer to Budget Document

Reserve Funding

Reserves

- **SIRS Reserve**
 - Expected ending balance in Dec 2026 of \$1,538,323
 - 2027 contribution of \$941,034
 - 2026 insurance savings of \$806,785 will be applied towards 2027 contribution
- **Capital**
 - Expected ending balance in Dec 2026 of \$419,649
 - 2027 contribution fully funded of \$791,700
 - Based on cash flow projections, contribution of \$200,000 into Capital Reserve and \$20k in adjusted projected expenses, 2027 Capital Reserve ending balance of \$ 599,649 is projected

Funding Options

- **Full Reserves** - \$1,732,734 – (CRS \$791,700 + SIRS \$941,034).
 - The Board approved a Fully Funded Reserve Budget on 10/15/26.
- **Partial Reserves** - \$1,141,034 (Partial Capital Reserve \$200,000 + SIRS \$941,034)

Note: The Board approved a Partial Funded Reserve Budget option for the owners to vote on. **MUST have a majority of the unit owners (at minimum 151) approval for the Partial Reserve Funded 2027 Operating Budget to be adopted.**

Overview

- Total Operating Expenses \$3,418,218 [22% decrease in 2027 Operating Expense over 2026 Budget (\$4,378,366) reflecting insurance expenses, (OE excluding Insurance - 2027 \$2,266,087; 2026 \$2,232,668)]
- Full SIRS Reserve \$941,034 (owner contribution will be \$134,249 and 2026 insurance savings in the amount of \$806,785 will be applied to the remaining portion)
- Full Capital Reserve \$791,700
- Full Funding Reserves \$1,732,734 plus Maintenance Fees \$3,287,928 = \$5,020,662 (2026 insurance savings of \$806,785 will be applied)
- Partial Funding Reserves \$1,141,034 plus Maintenance Fees \$3,287,298 = \$4,428,332 (2026 insurance savings of \$806,785 will be applied)

PHASE	2027 Monthly Payment with Full Reserve	2027 Monthly Payment with Partial Reserve	2026 Monthly Payment (Current Monthly Payment)
Phase I			
1 BR	\$975	\$838	\$1,196
2 BR	\$1,150	\$988	\$1,410
2 BR / Corner	\$1,324	\$1,138	\$1,624
Phase II			
1 BR	\$986	\$848	\$1,210
2 BR	\$1,151	\$989	\$1,412
2 BR / Corner	\$1,315	\$1,131	\$1,613