

# LIVINGSTON HOMEOWNERS ASSOCIATION

## 2026-2027 BUDGET



LIVINGSTON HOMEOWNERS ASSOCIATION  
2026-27 Budget (April 1, 2026 - March 31, 2027)

### REVENUE

<b>Membership fees</b> (2026-27 Membership Fees)	\$ 2,122,803
<b>Rental and Program Income</b>	766,789
<b>Grounds Maintenance Contracts</b>	75,600
<b>Interest and Other Income</b>	22,139
<b>TOTAL ESTIMATED REVENUE</b>	<b>\$ 2,987,330</b>

### EXPENSES

<b>Administration</b> (AGM, insurance, website, audit, legal, office supplies, office equipment, bank charges, administrative staffing)	225,459
<b>Amenities/Maintenance Contracts Operations &amp; Maintenance</b> (Community utilities, seasonal lights, pond fountains, landscaping, mowing, planting, snow removal, maintenance staffing and repairs and maintenance)	142,293
<b>Facility/Park Operations &amp; Maintenance</b>  (Utilities, cleaning services, garbage removal, facility & park repairs & maintenance, insurance, waterpark/ice maintenance, landscaping, snow removal, irrigation, automotive, security & alarm monitoring, program & event supplies, facility staffing)	1,259,201
<b>TOTAL ESTIMATED OPERATING EXPENSES</b>	<b>1,626,952</b>
<b>Bank Loan principal payments</b>	<b>812,817</b>
<b>Other Loan principal payments</b>	<b>10,441</b>
<b>Interest Expense</b>	<b>998,565</b>
<b>Capital Expenditures</b>	<b>44,000</b>
<b>PROJECTED SURPLUS/(DEFICIT)</b>	<b><u>(505,445)</u> *</b>

*\*Brookfield Residential has agreed to loan funds to the Association to cover shortfalls in the operating budget. These amounts bear interest at bank prime plus 0.5% and will be repaid as funds become available.*

# LIVINGSTON HOMEOWNERS ASSOCIATION 2026-2027 EXPENSE BREAKDOWN



**FACILITY/PARK OPERATIONS & MAINTENANCE**  
36.1%

**AMENITIES/MAINT.  
CONTRACTS  
OPERATIONS & MAINT.**  
4.1%

**ADMINISTRATION**  
6.5%

**CAPITAL EXPENDITURES**  
1.3%

**INTEREST EXPENSE**  
28.6%

**OTHER LOAN  
PRINCIPAL  
PAYMENTS**  
0.3%

**BANK LOAN  
PRINCIPAL  
PAYMENTS**  
23.3%

