

2026 Assessment & Budget Overview

The 2026 Operating Budget for Broadlands Association, Inc. was approved at the November 2025 Board of Directors Meeting. Each year, the Board of Directors, in collaboration with Management, undertakes a thorough review to manage budget and expenses effectively. This diligent approach aims to maintain assessments at a minimum while ensuring high-quality services and amenities for the community. This year was a challenge, as many expenses increased significantly due to rising costs of fuel, materials, and services; increases in minimum wage; and labor shortages.

For 2026, the Board of Directors approved a \$5.00 increase in the monthly general assessment, from \$82.00 to \$87.00. This assessment applies uniformly to all owners, including those in single family homes, townhomes, and condominiums, and supports the shared operational costs of the association. These costs include maintenance and management of community buildings, pools, tennis courts, trails, tot lots, events, common area landscaping, administrative functions, and funding reserves.

Single Family, townhome, and Demott & Silver Condominium units also pay for the limited common expenses specific to their unit type. By leveraging group purchasing power, the association secures competitive bulk pricing for essential services such as trash collection, private road maintenance, and private lot lawn care. The costs for these services are directly passed through to the units that benefit from them. Under our current agreement with Patriot Disposal Services, the cost for trash collection has increased due to a 3% annual contractual escalation, along with pass-through charges for landfill fees and fuel surcharges. As a result, the monthly trash service fee for all unit types has increased by \$2.00, increasing single family homes from \$29.00 to \$31.00 and townhomes and Demott & Silver Condominiums from \$22.00 to \$24.00. Additionally, reserves for single family homes on private streets increased by \$2.00 from \$26.00 to \$28.00 to ensure adequate funding for upcoming road and sidewalk maintenance and snow and ice services. For homes receiving private lot landscaping services, the assessments are adjusted in line with the contract, resulting in an increase of \$2.00 per month for Courtyard/Hillside homes from \$64.00 to \$66.00, and an increase of \$1.00 per month for Villa townhomes from \$24.00 to \$25.00 and Demott & Silver townhomes from \$35.00 to \$36.00.

For full budget details, please review the December 2025 Newsletter issue, *Our Neck of the Woods*. If you have questions regarding the budget or assessment levels, please contact the General Manager, Sarah Gerstein, or address the Board of Directors during a monthly Board Meeting. See Broadlandshoa.org for meeting information.