

2026-27 BUDGET PROJECTIONS - PROPOSED		2026-27 FEES TO BE	
FOR OPERATING REVENUE & EXPENSES		ASSESSED MAY 1, 2026	
<b>INCOME</b>	<b>Anticipated</b>	Dues - Improved	\$ 1,075.64
2025-2026 Rollover	\$ 10,000.00	Dues - Vacant	\$ 906.61
Admin Fee-Bldg. Permits	\$ 1,000.00	Dues - Adjoined	\$ 308.20
Bad Checks received	\$ 100.00	Dues - 1/2 Adjoined	\$ 154.10
Bank Interest	\$ 2,000.00	Rental - House	\$ 600.00
Bulk	\$ 1,800.00	Clubhouse Rental - Residents	\$ 300.00
Clubhouse Rental Fees	\$ 2,000.00	Clubhouse Rental - Business	\$ 400.00
Credit Card Service	\$ 2,000.00	Clubhouse Security Deposit	\$ 300.00
Current Dues 2026/27	\$ 556,560.00	Capital Improvement Fee-Improved	\$ 885.59
Fines	\$ 8,000.00	Capital Improvement Fee-Lot	\$ 407.24
Past Dues	\$ 13,000.00	Capital Improvement Fee-Adjoined	\$ 135.75
Proximity Cards	\$ 4,000.00	Re-Sale Certificates-Improved	\$ 250.00
Rental Fees 2026	\$ 10,000.00	Re-Sale Certificates-Vacant	\$ 250.00
Resale Certificates	\$ 4,000.00	Re-sale Certificates-Adjoined	\$ 83.33
<b>TOTAL INCOME</b>	\$ <b>614,460.00</b>	Building Permits - Admin Fee	\$ 75.00
		Zoning Permits - Admin Fee	\$ 35.00
<b>EXPENSES</b>	<b>Estimated</b>	Gate Card - In Good Standing	\$ 10.00
Accounting Fees	\$ 5,700.00	Gate Card - In Arrears	\$ 20.00
Attorney Fees	\$ 5,000.00	Gate Card - Contractors Initial - \$20.00 additional	\$ 40.00
Bad Checks Received	\$ 50.00	Credit Card Fee	4%
Beautification	\$ 2,000.00		
Cable/Internet Comm. Line	\$ 7,500.00	<b>Projected Capital Budget</b>	
Clubhouse Maintenance	\$ 1,000.00	<b>May 2025 through April 2026</b>	
Communications	\$ 1,800.00		
Contingency Fund (Unanticipated)	\$ 3,470.00	<b>Projected Income - Captial Bank Balance</b>	\$40,823.00
Credit Card Bank Fees	\$ 2,000.00	Capital Improvement Fees-2026	\$10,000.00
Dam Maint. & Inspections	\$ 18,100.00	21/22 Surplus	\$45,626.99
Electric	\$ 14,000.00	21/22 Surplus	\$45,700.98
Filing Fees	\$ 600.00	24/25 Surplus	\$45,207.60
Fuel Oil & Gas	\$ 10,000.00	24/25 Surplus	\$45,207.66
Leased Office Equipment	\$ 4,000.00	25/26 Surplus-Anticipated	\$45,000.00
Maintenance Supplies	\$ 5,000.00	25/26 Surplus/Anticipated	\$45,000.00
Member Tags	\$ 1,000.00	25/26 Surplus/Anticipated	\$9,500.00
Office Supplies	\$ 5,000.00	Anticipated 5% Transfer	\$30,548.00
Office-Program Subscription Renewal	\$ 6,000.00		\$362,614.23
Payroll-Bank Fees	\$ 520.00		
Payroll-Co.Pd.Payroll Tax	\$ 20,000.00		
Payroll-Workers Comp. Ins.	\$ 10,000.00	<b>Expenses</b>	
Payroll-Pool Attendants	\$ 10,000.00	Clubhouse Banquet Chairs	\$5,000.00
Payroll-Maintenance	\$ 143,950.00	Paving Walkway Park Entrance by Pool	\$8,000.00
Payroll-Office	\$ 111,300.00	Maintenance Building (Build Up-Goal \$300,000)	\$220,000.00
Payroll-Security	\$ 32,422.00	Road Improvement	\$60,000.00
Playground Maintenance	\$ 1,000.00	Front Entrance Upgrade	\$5,000.00
Pool Maintenance	\$ 21,000.00	Truck Bed 2013 Ford - Replacement	\$5,000.00
Pool Supplies	\$ 3,000.00	Pool Deck Repair	\$54,364.23
Postage	\$ 3,000.00	Pool Tile Repair	\$5,250.00
Property & Cas.-Liability Ins.	\$ 43,500.00		
Road Maintenance	\$ 7,500.00		\$362,614.23
Rubbish & Recycling	\$ 50,000.00		
Security Equipment Upgrades	\$ 5,000.00	The Legal Defense Fund Account	
Security Supplies	\$ 1,000.00	balance as of 11/9/2026	\$9,522.30
Signs	\$ 1,000.00		
Social Recreation	\$ 2,000.00	Savings Account	
Vehicle/Equipment Maint.	\$ 7,000.00	balance as of 11/9/2026	33,879.68
Water & Sewer	\$ 4,500.00		
Winter Material	\$ 14,000.00	Castastrophe Fund CD balance as of 11/9/2026	\$121,631.22
Yr. 5% Transfer	\$ 30,548.00		
<b>Total Expenses</b>	\$ <b>614,460.00</b>		