



Total No. of Lots: 256			
Filing 1 No. of Lots: 157			
Filing 2 No. of Lots: 99			
171	173	141	53
100%		82%	31%
Number of Owners	Number of Dues (Votes)	Houses	Full Time Resident

EMPIRE LODGE HOMEOWNERS ASSOCIATION

BUDGET | FISCAL YEAR ENDING IN:

Income

4050 • Dues - Owners
4300 • Late Charges
4353 • Water Assessment
4500 • Facility Rentals
4540 • Fees - Guest Fishing
4550 • Fees - Hookups
4600 • Legal Fee Reimbursement
4800 • Interest
4810 • Interest-Special Assessment
4910 • Other Income (Donations, Title Transfers, Etc.)
4915 • Voided Checks
4950 • Refunds

Total Income

Expenses

Employee Expenses

5000 • Payroll Expense
Caretaker
Bookkeeper
5010 • Payroll Taxes - FICA
5020 • Payroll Taxes - Medicare
5030 • Payroll Taxes - Futa
5040 • Payroll Taxes - SUTA
5050 • Payroll Taxes - Adj. Acct.
5060 • Caretaker Health Insurance
5200 • Contract Labor (Road Grading)
7200 • Insurance - Worker's Comp

Total Employee Expenses

Remaining for Other Expenses

Other Expenses

6250 • Repairs & Maint. - Cabins & Lodge
6255 • Repairs & Maint - Other
6261 • Lake Dam Maint.
6270 • Lake Stocking
6290 • Collection/Bad Debt Expense
6360 • Fees & Permits
6370 • Office Supplies & Expense
6380 • Postage
6390 • Copies & Printing
6400 • Vehicle Fuel
6410 • Repairs & Maint - Vehicles
6420 • Small Tools & Shop Supplies

Proposed Budget

FY '26

May '25 -
Apr '26

Proposed Budget

173

Dues

\$1,400

242,200

500

8,000

0

In Facility Rentals

500

1,000

800

253,000

57,360

48,000

9,360

3,526

825

126

352

899

3,000

2,213

68,302

184,698

5,000

10,000

7,700

6,000

500

1,500

1,000

600

1,350

8,000

21,000

1,000

EMPIRE LODGE HOMEOWNERS ASSOCIATION**BUDGET | FISCAL YEAR ENDING IN:****Proposed Budget****FY '26****May '25 -
Apr '26****Proposed
Budget**

6430 · Miscellaneous Expense	1,000
6450 · Prof fees - Accounting	1,000
6460 · Prof fees - Legal	5,000
6470 · Repairs & Maint - Buildings	2,000
6480 · Repairs & Maint - Roads	45,000
66000 · *Payroll Expenses	
6650 · Taxes - Other	1,000
66900 · Reconciliation Discrepancies	
6700 · Bank Charges	250
6800 · Electricity	8,000
6801 - Water Truck Bldg	
6802 - Cabin 1, 2, 3	
6803 - Cabin 4 & Lodge	
6804 - Campground	
6805 - Security Light at Lower Gate	
6800 · Electricity - Other	
6850 · Propane	1000
6900 · Water Expense - Water	20,000
6910 · Water Expense - Legal Fees	0
6930 · Special Fees (loans/liens/etc)	250
6950 · Telephone & Internet	3,720
7120 · Interest Expense	0
7210 · Insurance - General	10,000
7400 · Depreciation Expense	
Total Other Expenses	161,870

Total Expenses**230,172****(Over) or Under****22,828**

9110 - Gains-Loss Sale of Fixed Assets
9120 - Cost Basis of Sale
Total 9100 - Gain - Loss of Asset

Net Ordinary Income (Loss) (inc - exp)**22,828****Reserve Funding & Planned Expenses****Cash Balance in Bank**

347,558

Expenses Needed to finish out FY

122,873

3170 - Designated - Required Reserve (20% of Dues)**48,440**

xxxx - Maintenance buildings roofs & eaves

5,000

xxxx - Lodge & patio

10,000

xxxx - Dam Improvements (need report)

25,000

xxxx - Ditch above upper lake

xxxx - Lake sucker mitigation & fishing

xxxx - Storage shed roof

1,500

xxxx - Sand and roadbase storage

2,500

xxxx -

xxxx -

xxxx -

xxxx - Designated - Future Water Costs

Total Designated Reserves & Planned Expenses**92,440****UNDESIGNATED RESERVE****132,245****UNDESIGNATED RESERVE PLUS REQUIRED RESERVE****180,685**

EMPIRE LODGE HOMEOWNERS ASSOCIATION

BUDGET | FISCAL YEAR ENDING IN:

Proposed Budget

FY '26

May '25 -
Apr '26

Proposed
Budget