



Total No. of Lots: 193
 Filling 1 No. of Lots: 94
 Filling 2 No. of Lots: 99

171	173	142	55
100%		82%	32%
Number of Owners	Number of Dues (Votes)	Houses	Full Time Residents

EMPIRE LODGE HOMEOWNERS ASSOCIATION

BUDGET | FISCAL YEAR ENDING IN:

Income

4050 · Dues - Owners	245,723	87.8%
4300 · Late Charges	570	0.2%
4353 · Water Assessment	-2,625	
4500 · Facility Rentals	11,268	4.0%
4540 · Fees - Guest Fishing	50	0.0%
4550 · Fees - Hookups	1,625	0.6%
4600 · Legal Fee Reimbursement	17,527	6.3%
4800 · Interest	859	0.3%
4810 · Interest-Special Assessment	0	
4910 · Other Income (Donations, Title Transfers, Etc.)	3,065	1.1%
4915 · Voided Checks	1,696	
4950 · Refunds	0	0.0%

Total Income

Expenses

Employee Expenses

5000 · Payroll Expense	49,027	17.5%
Caretaker		
Bookkeeper		
5010 · Payroll Taxes - FICA	3,132	1.1%
5020 · Payroll Taxes - Medicare	733	0.3%
5030 · Payroll Taxes - Futa	93	0.0%
5040 · Payroll Taxes - SUTA	225	0.1%
5050 · Payroll Taxes - Adj. Acct.	0	0.0%
5060 · Caretaker Health Insurance	872	0.3%
5200 · Contract Labor (Road Grading)	0	0.0%
7200 · Insurance - Worker's Comp	1,601	0.6%

Total Employee Expenses

Remaining for Other Expenses

Other Expenses

6250 · Repairs & Maint. - Cabins & Lodge	24,063	8.6%
6255 · Repairs & Maint - Other	7,484	2.7%
6261 · Lake Dam Maint.	2,567	0.9%
6270 · Lake Stocking	4,320	1.5%
6290 · Collection/Bad Debt Expense	6,139	2.2%
6360 · Fees & Permits	967	0.3%
6370 · Office Supplies & Expense	1,596	0.6%
6380 · Postage	473	0.2%
6390 · Copies & Printing	581	0.2%
6400 · Vehicle Fuel	8,214	2.9%
6410 · Repairs & Maint - Vehicles	20,997	7.5%
6420 · Small Tools & Shop Supplies	1,193	0.4%
6430 · Miscellaneous Expense	3,899	1.4%

Last 3 Yrs. AVG of FY '23 - '25

AVERAGE FY '23 - FY '25	
Average	% Total Income

This Year

FY '26

May '25 - Apr '26	May '25 - Apr '26
Approved Budget	YTD as of Nov '25

173
Dues
\$1,400

242,200

500

8,000

0

In Facility Rentals

500

1,000

800

Next Year's Budget

FY '27

May '26 - Apr '27
Proposed Budget

173
Dues
\$1,400

242,200

In Facility Rentals

242,200

EMPIRE LODGE HOMEOWNERS ASSOCIATION
BUDGET | FISCAL YEAR ENDING IN:

	Last 3 Yrs.		This Year		Next Year's Budget
	AVG of FY '23 - '25		FY '26		FY '27
	AVERAGE		May '25 -	May '25 -	May '26 -
	FY '23 - FY '25		Apr '26	Apr '26	Apr '27
	Average	% Total Income	Approved Budget	YTD as of Nov '25	Proposed Budget
6450 · Prof fees - Accounting	720	0.3%	1,000		
6460 · Prof fees - Legal	13,207	4.7%	5,000		
6470 · Repairs & Maint - Buildings	2,714	1.0%	2,000		
6480 · Repairs & Maint - Roads	54,261	19.4%	45,000		
66000 · *Payroll Expenses	1,555				
6650 · Taxes - Other	0	0.0%	1,000		
66900 · Reconciliation Discrepancies	0				
6700 · Bank Charges	25	0.0%	250		
6800 · Electricity	7,970	2.8%	8,000	0	
6801 - Water Truck Bldg	5,120				
6802 - Cabin 1, 2, 3	1,215				
6803 - Cabin 4 & Lodge	1,621				
6804 - Campground	847				
6805 - Security Light at Lower Gate	214				
6800 · Electricity - Other	-58				
6850 · Propane	874	0.3%	1,000		
6900 · Water Expense - Water	14,568	5.2%	20,000		
6910 · Water Expense - Legal Fees	0	0.0%	0		
6930 · Special Fees (loans/liens/etc)	0	0.0%	250		
6950 · Telephone & Internet	3,948	1.4%	3,720		
7120 · Interest Expense	0	0.0%	0		
7210 · Insurance - General	7,265	2.6%	10,000		
7400 · Depreciation Expense	0				
Total Other Expenses	177,105	63.3%	161,870	0	0
Total Expenses	228,444	81.7%	230,172	26,579	-
(Over) or Under			22,828	(26,579)	242,200
9110 - Gains-Loss Sale of Fixed Assets	0				
9120 - Cost Basis of Sale	3,050				
Total 9100 - Gain - Loss of Asset	0				
Net Ordinary Income (Loss) (inc - exp)	54,364		22,828	(26,579)	242,200
Reserve Funding & Planned Expenses					
Cash Balance in Bank					
Expenses Needed to finish out FY					-26,579
3170 - Designated - Required Reserve (20% of Dues)	48,783		48,440		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	48,783		92,440	0	48,440
UNDESIGNATED RESERVE			44,000	0	-21,861
UNDESIGNATED RESERVE PLUS REQUIRED RESERVE					26,579