



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

171 100%	173 Number of Dues (Votes)	142 Houses	55 32% Full Time Residents
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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 FY '23 - FY '25	% Total Income	May '25 - Apr '26	May '25 - Apr '26	May '26 - Apr '27	
Income						
4050 · Dues - Owners	242,900	95.3%	242,200	240,440	240,800	
4300 · Late Charges	424	0.2%	500	616	500	
4353 · Water Assessment	0				0	
4500 · Facility Rentals	7,946	3.1%	8,000	3,288	6,000	
4540 · Fees - Guest Fishing	0	0.0%	0	0	0	
4550 · Fees - Hookups	1,110	0.4%		791	1,000	
4600 · Legal Fee Reimbursement	0	0.0%	500	0	0	
4800 · Interest	476	0.2%	1,000	488	0	
4810 - Interest-Special Assessment	0				0	
4910 · Other Income (Donations, Title Transfers, Etc.)	2,021	0.8%	800	975	1,000	
4911 - Fish Stocking Fund Donations				3,000		
4915 · Voided Checks	0			9	0	
4950 - Refunds	0	0.0%			0	
Total Income	254,877	100.0%	253,000	249,608	249,300	
Expenses						
Employee Expenses						
5000 · Payroll Expense	48,891	19.2%	57,360	34,602	58,000	
Caretaker			48,000	30,657	48,000	
Bookkeeper			9,360	3,945	10,000	
5010 · Payroll Taxes - FICA	3,093	1.2%	0	2,252	3,100	
5020 · Payroll Taxes - Medicare	723	0.3%	0	527	850	
5030 · Payroll Taxes - Futa	84	0.0%	0	35	125	
5040 · Payroll Taxes - SUTA	237	0.1%	0	170	362	
5050 - Payroll Taxes - Adj. Acct.	0	0.0%	0	0	0	
5060 · Caretaker Health Insurance	701	0.3%	3,000	1,081	1,500	
5200 · Contract Labor (Road Grading)	0	0.0%		0	0	
7200 · Insurance - Worker's Comp	1,585	0.6%	0	813	1,600	
Total Employee Expenses	51,339	20.1%	60,360	43,424	75,537	
Remaining for Other Expenses	203,538		192,640	206,184	173,763	
Other Expenses						
6250 · Repairs & Maint. - Cabins & Lodge	16,943	6.6%	5,000	1,671	5,000	
6255 · Repairs & Maint - Other	5,890	2.3%	10,000	2,288	6,000	
6261 · Lake Dam Maint.	2,128	0.8%	7,700	0	5,000	
6270 · Lake Stocking	4,321	1.7%	6,000	9,650	6,000	
6290 · Collection/Bad Debt Expense	4,093	1.6%	500	0	500	
6360 · Fees & Permits	1,693	0.7%	1,500	1,637	1,700	
6370 · Office Supplies & Expense	2,032	0.8%	1,000	774	2,000	
6380 · Postage	462	0.2%	600	421	700	
6390 · Copies & Printing	512	0.2%	1,350	284	500	
6400 · Vehicle Fuel	7,662	3.0%	8,000	2,999	9,000	
6410 · Repairs & Maint - Vehicles	20,384	8.0%	21,000	8,650	20,000	
6420 · Small Tools & Shop Supplies	1,015	0.4%	1,000	727	1,000	
6430 · Miscellaneous Expense	2,948	1.2%	1,000	1,062	1,000	
6450 · Prof fees - Accounting	720	0.3%	1,000	830	1,000	
6460 · Prof fees - Legal	9,060	3.6%	5,000	502	5,000	
6470 · Repairs & Maint - Buildings	1,815	0.7%	2,000	18,000	2,000	
6480 · Repairs & Maint - Roads	53,592	21.0%	45,000	52,403	53,000	

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 FY '23 - FY '25	% Total Income	May '25 - Apr '26	May '25 - Apr '26	May '26 - Apr '27	Proposed Budget
66000 · *Payroll Expenses	1,555			1,000	0		
6650 · Taxes - Other	0	0.0%				450	0
66900 · Reconciliation Discrepancies	0						
6700 · Bank Charges	17	0.0%	250	18		250	
6800 · Electricity	7,970	3.1%	8,000	5,718		8,000	
6801 - Shop	4,976				3,646		
6802 - Cabin 1, 2, 3	1,000				458		
6803 - Cabin 4 & Lodge	1,518				871		
6804 - Campground	794				569		
6805 - Security Light at Lower Gate	221				175		
6800 · Electricity - Other	-39				0		
6850 · Propane	874	0.3%	1,000	962		1000	
6900 · Water Expense - Water	15,755	6.2%	20,000	15,912		16,548	
6910 · Water Expense - Legal Fees	0	0.0%	0	520		0	
6930 · Special Fees (loans/liens/etc)	0	0.0%	250	0		0	
6950 · Telephone & Internet	4,165	1.6%	3,720	2,682		4,000	
7120 · Interest Expense	0	0.0%	0			0	
7210 · Insurance - General	7,828	3.1%	10,000	9,880		12,000	
7400 · Depreciation Expense	0		0	0		0	
Total Other Expenses	177,105	69.5%	161,870	137,589		161,648	
Total Expenses	228,444	89.6%	222,230	181,013		237,185	
(Over) or Under			30,770	68,595		12,115	
9110 - Gains-Loss Sale of Fixed Assets	0					0	
9120 - Cost Basis of Sale	3,050					0	
Total 9100 - Gain - Loss of Asset	0					0	
Net Ordinary Income (Loss) (inc - exp)	29,482		30,770	68,595		12,115	
Reserve Funding & Planned Expenses							
Cash Balance in Bank					201,685		256,335
Expenses Needed to finish out FY							
3170 - Designated - Required Reserve (20% of Dues)	48,690		48,440			48,160	
xxxx - Maintenance buildings roofs & eaves			5,000			1,000	
xxxx - Upper Lake Culvert Inspection			10,000			5,000	
xxxx - Ditch above upper lake						10,000	
xxxx - Lower Lake Dredging			1,500			9,000	
xxxx - Water Lawyer - Water Exploration			2,500			5,000	
xxxx - Lodge & Patio						10,000	
xxxx - Empire Valley Drive Repair						3,000	
xxxx - Designated - Future Water Costs							
Total Designated Reserves & Planned Expenses	48,690		67,440	0		91,160	
UNDESIGNATED RESERVE			19,000	201,685		165,175	
UNDESIGNATED RESERVE PLUS REQUIRED RESERVE						213,335	