



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

BUDGET | FISCAL YEAR ENDING IN:

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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		May '25 - Apr '26	May '25 - Apr '26	May '26 - Apr '27
	Average	% Total Income	Approved Budget	YTD as of 12/25	Proposed Budget
66000 · *Payroll Expenses	1,555				
6650 · Taxes - Other	0	0.0%	1,000	0	450
66900 · Reconciliation Discrepancies	0				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