



Total No. of Lots: 193
 Filing 1 No. of Lots: 94
 Filing 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:	FY '23		Last 3 Yrs. AVG of FY '23 - '25		This Year FY '26		Next Year's Budget FY '27
	May '22 - Apr '23	Actual	AVERAGE FY '23 - FY '25	% Total Income	May '25 - Apr '26	May '25 - Apr '26	May '26 - Apr '27
			Average		Approved Budget	Total	Proposed Budget
Income	176				173	173	172
Dues	\$1,400				Dues	Dues	Dues
					\$1,400	\$1,400	\$1,400
4050 · Dues - Owners	244,550	242,900	95.3%	242,200	240,829	240,800	
4300 · Late Charges	750	424	0.2%	500	760	500	
4353 · Water Assessment	0	0		0	0	0	
4500 · Facility Rentals	14,508	7,946	3.1%	8,000	6,832	6,000	
4540 · Fees - Guest Fishing	100	0	0.0%	0	0	0	
4550 · Fees - Hookups	3,018	1,110	0.4%		841	1,000	
4600 · Legal Fee Reimbursement	34,214	0	0.0%	500	675	0	
4800 · Interest	894	476	0.2%	1,000	675	500	
4810 · Interest-Special Assessment		0			0	0	
4910 · Other Income (Donations, Title Transfers, Etc.)	3,359	2,021	0.8%	800	1,935	1,000	
4911 · Fish Stocking Fund Donations					3,100		
4915 · Voided Checks		0			18	0	
4950 · Refunds	0	0	0.0%		0	0	
Total Income	301,393	254,877	100.0%	253,000	255,665	249,800	
Expenses							
Employee Expenses							
5000 · Payroll Expense	43,677	48,891	19.2%	55,360	50,800	58,000	
Caretaker				46,000	46,000	48,000	
Bookkeeper				9,360	4,800	10,000	
5010 · Payroll Taxes - FICA	2,837	3,093	1.2%	3,526	3,027	3,100	
5020 · Payroll Taxes - Medicare	664	723	0.3%	825	708	850	
5030 · Payroll Taxes - Futa	72	84	0.0%	126	72	125	
5040 · Payroll Taxes - SUTA	100	237	0.1%	352	273	362	
5050 · Payroll Taxes - Adj. Acct.		0	0.0%	899	0	0	
5060 · Caretaker Health Insurance	349	701	0.3%	3,000	1,500	1,500	
5200 Contract Labor (Road Grading)		0	0.0%	0	0	0	
7200 · Insurance - Worker's Comp	1,804	1,585	0.6%	2,213	1,549	1,800	
Total Employee Expenses	49,503	51,339	20.1%	66,301	62,729	65,737	
Remaining for Other Expenses	251,890	203,538		186,699	192,936	184,063	
Other Expenses							
6250 · Repairs & Maint. - Cabins & Lodge	11,633	16,943	6.6%	5,000	1,723	5,000	
6255 · Repairs & Maint - Other	9,417	5,890	2.3%	10,000	4,078	6,000	
6261 · Lake Dam Maint.	2,205	2,128	0.8%	7,700	0	5,000	
6270 · Lake Stocking	4,384	4,321	1.7%	6,000	9,650	6,000	
6290 · Collection/Bad Debt Expense	1,967	4,093	1.6%	500	0	500	
6360 · Fees & Permits	1,219	1,693	0.7%	1,500	1,744	1,700	
6370 · Office Supplies & Expense	1,645	2,032	0.8%	1,000	2,058	1,500	
6380 · Postage	453	462	0.2%	600	582	700	
6390 · Copies & Printing	484	512	0.2%	1,350	544	500	
6400 · Vehicle Fuel	9,553	7,662	3.0%	8,000	3,701	9,000	
6410 · Repairs & Maint - Vehicles	26,728	20,384	8.0%	21,000	9,237	20,000	
6420 · Small Tools & Shop Supplies	1,185	1,015	0.4%	1,000	738	1,000	
6430 · Miscellaneous Expense	185	2,948	1.2%	1,000	1,076	1,000	
6450 · Prof fees - Accounting	720	720	0.3%	1,000	830	1,000	
6460 · Prof fees - Legal	22,467	9,060	3.6%	5,000	1,083	5,000	
6470 · Repairs & Maint - Buildings	4,922	1,815	0.7%	2,000	1,540	2,000	
6480 · Repairs & Maint - Roads	37,433	53,592	21.0%	45,000	54,124	52,000	
66000 · *Payroll Expenses	2,213	1,555			1,714		

EMPIRE LODGE HOMEOWNERS ASSOCIATION

BUDGET FISCAL YEAR ENDING IN:	FY '23	Last 3 Yrs. AVG of FY '23 - '25		This Year FY '26		Next Year's Budget FY '27
	May '22 - Apr '23	AVERAGE FY '23 - FY '25		May '25 - Apr '26	May '25 - Apr '26	May '26 - Apr '27
	Actual	Average	% Total Income	Approved Budget	Total	Proposed Budget
6650 · Taxes - Other	0	0	0.0%	1,000	0	450
66900 · Reconciliation Discrepancies	0	0		250	0	0
6700 · Bank Charges	36	17	0.0%	250	0	250
6800 · Electricity	10,909	7,970	3.1%	8,000	7,856	8,000
6801 - Shop	6,138.00	4,976			5,040	
6802 - Cabin 1, 2, 3	1,711.00	1,000			619	
6803 - Cabin 4 & Lodge	1,888.00	1,518			1,364	
6804 - Campground	1,076.00	794			730	
6805 - Security Light at Lower Gate	212.00	221			233	
6800 · Electricity - Other	-116.00	-39			-130	
6850 · Propane	1,760	874	0.3%	1,000	1,034	1000
6900 · Water Expense - Water	14,285	15,755	6.2%	20,000	16,067	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	4,086	4,165	1.6%	3,720	2,682	4,000
7120 · Interest Expense		0	0.0%	0		0
7210 · Insurance - General	6,608	7,828	3.1%	10,000	9,880	12,000
7400 · Depreciation Expense		0		0	0	0
Total Other Expenses	176,497	177,105	69.5%	162,120	132,460	160,148
Total Expenses	226,000	228,444	89.6%	228,421	195,189	225,885
(Over) or Under	75,393			24,579	60,476	23,915
9110 - Gains-Loss Sale of Fixed Assets	6,100	3,050				0
9120 - Cost Basis of Sale		0				0
Total 9100 - Gain - Loss of Asset		0				0
Net Ordinary Income (Loss) (inc - exp)	81,493	29,482		24,579	60,476	23,915
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)	48,910	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	48,910	48,690		67,440	0	91,160
UNDESIGNATED RESERVE				19,000	201,685	165,175
UNDESIGNATED RESERVE PLUS REQUIRED RESERVE						213,335