SCPLOA 2026 ADOPTED BUDGET

2025 Estimated 690 Lots 2026 Estimated 683 Lots	$215 Per Lot 2025 Budget	2025 Actual	$215.00 2026 Budget	Percentage of Budget	Amount Per Lot
OPERATING INCOME					
Annual Assessments	$148,350.00	$140,186.10	$146,845.00	100%	$215.00
OTHER OPERATING INCOME					
Reinvestment Fees	0.00	31,193.00	0.00		
Operating Interest	0.00	860.45	0.00		
Late Fees	0.00	1,623.23	0.00		
Insurance Proceeds	0.00	23.64	0.00		
Lot Joining Fees	0.00	600.00	0.00		
Events/Raffles/Donations	0.00	8,533.75	0.00		
Street Address Sign Fees	0.00	140.00	0.00		
Violation Fees	0.00	1,598.21	0.00		
Legal/Lien Fees	0.00	210.00	0.00		
Merchandise Sales	0.00	147.39	0.00		
Uncategorized Credits	0.00	6,815.00	0.00		
TOTAL OTHER INCOME	$0.00	$51,744.67	$0.00	0.00%	0.00
RESERVE FUND INTEREST	0.00	3,976.67	0.00	0.00%	0.00
TOTAL INCOME	**$148,350.00**	**$195,907.44**	**$146,845.00**		$215.00
EXPENSES					
ADMINISTRATIVE EXPENSES					
Administrative Supplies/Shipping	6,500.00	4,464.69	4,915.00	3.35%	7.20
Association Management Contract	38,000.00	41,375.32	37,500.00	25.54%	54.90
Software & Tech (PayHoa, Zoom, Website)	0.00	0.00	5,000.00	3.40%	7.32
Professional Fees (Tax Filing, Collections)	7,000.00	7,558.45	3,200.00	2.18%	4.69
Insurance: Liability, Auto, Property, D&O	16,500.00	17,238.60	17,500.00	11.92%	25.62
Workers Compensation	500.00	262.00	500.00	0.34%	0.73
Bank Fees	1,000.00	129.25	0.00	0.00%	0.00
Legal	3,000.00	7,264.39	5,000.00	3.40%	7.32
Payroll Taxes	0.00	0.00	3,240.00	2.21%	4.74
OTHER EXPENSES					
Operating Contingency	5,000.00	0.00	0.00	0.00%	0.00
Social Events	1,600.00	1,580.04	1,000.00	0.68%	1.46
Reserve Contribution	10,000.00	5,000.00	10,000.00	6.81%	14.64
Capital Improvement	0.00	1,783.85	0.00	0.00%	0.00
COMMON AREA EXPENSES					
General Maintenance	4,400.00	1,583.97	1,350.00	0.92%	1.98
Barn Maintenance & Supplies	1,500.00	3,224.62	3,200.00	2.18%	4.69
Property Managers Salary	32,000.00	32,669.13	33,000.00	22.47%	48.32
Fish Stocking	16,000.00	10,302.00	16,000.00	10.90%	23.43
Fuel	1,500.00	1,542.21	1,560.00	1.06%	2.28
UTILITY EXPENSES					
Common Area Electricity	1,500.00	1,549.44	1,630.00	1.11%	2.39
Common Area Water	750.00	579.00	620.00	0.42%	0.91
Barn Telephone/Internet	1,600.00	1,599.10	1,630.00	1.11%	2.39
Total Expenses	$148,350.00	$139,706.06	$146,845.00	100.00%	$215.00
Excess Revenue/Expenses	**$0.00**	**$56,201.38**	**$0.00**		

Recommended 2026 Reserve Contribution $28,250