

2025 APPROVED BUDGET

Operating Expenses	Actual 2023	Budget 2024	YTD 6/30/2024	Proposed 2025
Income				
Current Dues	539,380	576,210	562,160	586,135
Discounts	(-6,150)	(-7,000)	(-7,103)	(-7,000)
Delinquent Dues	1,702	2,000	1,995	2,000
Service Fees	4,138	2,000	3,127	4,000
Laundromat	1,574	1,200	519	1,500
Interest	11,979	4,000	15,539	10,000
Miscellaneous	5,503	4,500	2,543	5,000
Total Income	558,127	582,910	578,780	609,778
Operating Expenses				
Staff				
Salaries				
Operations Manager	63,000	65,205	33,308	67,487
Property Maintenance Supervisor	56,169	58,135	29,941	59,588
Property Maintenance Specialist	41,377	42,432	20,317	43,493
Overtime	10,000	15,000	5,123	12,000
Part-Time Office Assistant	6,716	7,500	4,491	8,000
Part-Time Cleaning	2,013	5,000	937	5,000
Seasonal Property Maintenance	6,299	11,400	2,656	12,000
Compensation pool	4,971	6,000	1,007	6,000
Greeters	7,933	9,000	1,584	2,000
Compliance Officer	2,367	4,000	952	3,500
Sub-total (Salaries)	200,846	223,672	100,316	219,068
Benefits and Payroll Taxes				
Operations Manager - Benefits	5,624	7,000	2,995	6,500
Property Maintenance Supervisor - Benefits	5,624	7,000	2,995	6,500
Property Maintenance Specialist - Benefits	5,623	7,000	2,974	6,500
Payroll Taxes - ER FICA	16,576	18,000	8,109	17,500
IRA Match Pool	4,473	4,500	0	4,500
Employee Training / Education	487	500	155	500
Sub-total (Benefits)	34,408	44,000	17,228	42,000
Sub-total (Staff)	239,254	267,672	117,544	261,068
Maintenance and Repairs				
Road and Equipment				
Gate Maintenance	0	0	0	1,000
Road Repair Materials	14,900	15,000	3,391	16,000
Snow Removal, Sand, Salt	14,917	15,000	0	15,000
Truck, Equipment, Repairs	9,262	10,000	5,298	10,000
Gas, Diesel	9,064	15,000	3,736	12,000
Dumpsters	1,900	2,000	975	1,200
Tree Removal	13,800	15,000	0	15,000
Sub-total (Road and Equipment)	63,843	72,000	13,400	70,200

Operating Expenses	Actual	Budget	YTD	Proposed
	2023	2024	6/30/2024	2025
Lakes and Water				
Well Water Testing	2,870	2,500	950	3,000
Lake Water Testing	9,796	6,750	4,818	6,750
Beach Sand / Boat Racks / R.O.W. Docks	603	0	0	750
Erosion	1,000	0	0	0
Bathing Beach Permits	375	375	375	375
Fish Stocking	5,944	5,000	5,343	5,000
Hiking Trails	249	0	0	500
Security - Greeter Signs	117	200	149	200
Sub-total (Lakes and Water)	20,953	14,825	11,635	16,575
Buildings and Other				
Recreational Courts Maintenance & Equipment	174	3,750	1,743	2,250
Building Repairs and Maintenance	7,751	9,000	5,550	9,000
Heat, Electric	13,762	17,000	7,447	15,000
Alarm System	7,529	7,500	4,013	10,000
Laundry Propane	2,902	4,000	89	4,000
Sub-total (Buildings and Other)	32,118	41,250	18,842	40,250
Sub-total (Maintenance and Repairs)	116,914	128,075	43,877	127,025
Administrative				
Insurance				
Commercial Package / Umbrella	41,853	40,000	18,279	45,000
Pollution Insurance	3,801	3,500	3,143	4,000
Directors & Officers Liability	3,285	2,500	176	2,500
Workmen's Compensation	3,791	3,000	3,542	4,000
Sub-total (Insurance)	52,730	49,000	25,140	55,500
Taxes, Fees and Financing				
Real Estate Taxes	13,914	13,500	7,416	14,500
Vehicle Excise	1,670	1,700	1,172	1,700
Truck Registrations	860	950	0	1,000
Tolland Dump Fee	1,250	1,250	0	1,250
Legal - General	3,030	7,500	1,233	8,000
Legal - Delinquent Dues Collection	6,259	2,000	1,789	4,000
Accounting	1,821	2,500	1,877	3,000
Payroll Fee	3,491	4,000	1,998	4,000
Income Taxes	1,697	2,000	499	2,000
Sub-total (Taxes, Fees and Financing)	33,992	35,400	15,984	39,450
Office, Supplies and Activities				
General Office Supplies	3,598	4,520	2484	4,000
Meeting Refreshments	94	250	83	200
Telephone / Internet	4,041	6,000	1993	5,000
Postage	537	1,000	289	1,000
Printing / Car & Boat stickers	2,000	2,500	2,412	3,000
Donations	500	500	0	500
Community Relations / Activities	2,342	3,500	177	3,000
General / Sports	99	0	0	0
Association Dues / Publications	991	1,000	848	3,365
Sub-total (Office, Supplies and Activities)	14,202	19,270	8,286	20,065
Sub-total (Administrative)	100,924	103,670	49,410	115,015
Total Operating Expenses	457,092	499,417	210,831	503,108

Reserve Funds	2023 Year End	2024 Additions	2024 Forecasted Spends	2024 Forecasted Year End	2025 Additions	2025 Forecasted Spends
Roads						
Road Repair - Hard Surface	53,095	50,000	100,000	3,095	60,000	60,000
Reflective Road Signs	3,835	0	0	3,835	0	0
Sub-total (Roads)	7,833	50,000	50,000	7,833	50,000	60,000
Trucks and Equipment						
Dump Truck F450 Yr 2012	19,916	8,006	0	27,922	5,100	0
Truck F350 Yr 2018	22,000	5,500	0	27,500	5,500	0
Ford Maverick Yr 2022	3,623	1,500	0	5,123	1,500	0
Sander 1 Yr 2019	4,980	800	0	5,780	800	0
Sander 2 Yr 2019	4,325	700	0	5,025	700	0
Backhoe Yr 2001 JD 310SG	41,231	7,410	0	48,641	7,410	0
Tractor Small JD Yr 2023	(392)	3,000	0	2,608	3,000	0
Ferris Zero Turn Mower,2017	4,063	733	0	4,796	733	0
Equipment Attachments	9,617	500	0	10,117	500	0
Wood Chipper Yr 2001	6,153	0	0	6,153	1,153	0
BT Mega Trailer 37hp Blower 2020	0	0	0	0	1,375	0
Sub-total (Trucks and Equipment)	115,516	28,149	0	143,665	27,771	0
Buildings and Property						
Maintenance Shop Repairs/Updates	3,342	0	0	3,342	0	0
Fox Den Bathhouse	10,049	550	0	10,599	550	0
Lake Side Bathhouse	11,810	1,595	0	13,405	1,595	15,000
Otter Pond Bathhouse	7,427	946	0	8,373	946	0
Meadow Beach Bathhouse	8,445	937	0	9,382	937	0
Replace Bathhouse Septics	29,736	5,000	0	34,736	5,000	0
Paint Bathhouses	9,901	1,600	11,500	1	2,646	0
Clubhouse Roof	5,976	503	0	6,479	503	0
Clubhouse Chimney Repair	4,003	400	0	4,403	100	0
Clubhouse Maintenance	3,932	750	4,682	0	14,400	0
Clubhouse Furnace 2018	10,896	606	0	11,502	567	0
Clubhouse Renovations (Electrical Upgrades / Repairing Flashing at Front Door / Awning)	7,070	5,000	10,000	2,070	0	0
Office Equipment	2,000	500	0	2,500	500	0
Safety & Security Supplies/Equipment	0	1,825	0	0	1,825	1,825
Recreational Courts Resurfacing	23,300	0	27,975	(4,675)	10,000	0
Shop Roof	7,000	15,000	18,000	4,000	0	0
Land Acquisition Fund-NEW 2015	11,000	0	0	11,000	0	0
Shed For Sand Pile	15,467	667	0	16,134	14,000	30,000
Back Gate Reserve	10,388	0	3,548	6,840	0	6,840
Front Entrance Reserve - vote 8-2017	33,996	0	0	33,996	0	33,996
Hiking Trails	0	500	0	0	6,000	6,000
Forest Management	1,757	3,000	4,500	257	3,000	3,000
Sub-total (Buildings and Property)	210,863	39,079	81,530	133,550	68,066	96,661
Lakes						
NOI (Notice Of Intent)	2,516	1,666	0	4,182	1,666	5,000
Phase I Dam Inspection	1,500	500	0	2,000	500	0
Row Dock Replacements 5	9,610	550	0	10,160	550	0
Lake - Main Beach, Islands	325	200	0	525	0	0
Replace 4 Floating Rafts 12 x 12	5,050	1,000	0	6,050	1,000	0
Lake Plant Inventory Mapping	3,000	3,000	3,000	3,000	0	3,000
Fish Population Survey	1,500	0	1,500	0	0	0
Cranberry Pond Dam (maintenance)	14,512	2,000	0	16,512	2,000	0
Boat And Motor	4,200	300	4,500	0	300	0
Otter Pond- Dam	5,729	600	0	6,329	600	0
Bathymetric mapping	2,000	2,000	2,000	2,000	0	2,000
Cranberry Pond Preservation	21,257	0	0	21,257	0	0
Otter Pond Preservation	15,661	0	0	15,661	0	0
Sub-total (Lakes)	52,299	11,816	6,500	89,216	11,816	10,000
Total Reserve Funds	470,170	129,044	192,530	334,904	162,453	166,661
Contingencies						
Weather Contingency	8,332	1,000	0	9,332	1,000	0
General Contingency	34,349	0	3,231	31,118	0	1,118
Financial Review	20,000	0	0	20,000	0	20,000
Total Contingency Funds	62,681	1,000	3,231	60,450	1,000	21,118

Assessment Calculations

2025	Road	Pond	Dues	Total	
Operating	\$ 318,904	\$ 73,626	\$ 110,578	\$ 503,108	
	63.4%	14.6%	22.0%	100.0%	
Reserves	\$ 102,739	\$ 10,251	\$ 49,463	\$ 162,453	
	63.2%	6.3%	30.4%	100.0%	
Contingency	\$ 740	\$ 130	\$ 130	\$ 1,000	
	74.0%	13.0%	13.0%	100.0%	
Total	\$ 422,384	\$ 84,006	\$ 160,171	\$ 666,561	
	63.4%	12.6%	24.0%	100.0%	
\$ 666,561					
Funded by Operating Funds Surplus:				- 31,938	
Funded by Overage in General Contingency:				- 1,118	
Funded by Overage in Back Gate Assessment:				- 6,840	
Amount to collect from assessments			Total:	\$ 626,665	
Category	Road	Pond	Dues	Total	
%	63.4%	12.6%	24.0%	100.0%	
Assessment	\$ 1,576	\$ 313	\$ 598	\$ 2,487	
Scenario	Count	Ratio	Shares	Assessment	To Collect
Member					
First Parcel	233	100.0%	233.00	\$ 2,487	\$ 579,515
Undeveloped / non-adjointing	6	63.4%	3.80	\$ 1,576	\$ 9,456
Developed adjoining / non-adjointing	3	100%	3.00	\$ 2,487	\$ 7,462
Non-member					
First Parcel	16	76%	12.16	\$ 1,890	\$ 30,232
TOTAL			251.96		\$ 626,665

2025 Special Assessment (All Property Owners)
2 Front Gates
$\$24,238^* / 252 = \96.18

*Total Project Cost = \$58,234 (\$33,996 from Reserve Budget)
(Includes all materials and 1st year of operational costs)