

2024 APPROVED BUDGET

Operating Expenses	Actual 2022	Budget 2023	YTD 6/30/2023	Budget 2024
Income				
Current Dues	532,516	543,449	516,253.23	576,210
Discounts	(6,958)	0	(6,149.70)	(7,000)
Delinquent Dues	3,958	2,000	4,300.63	2,000
Service Fees	22,113	2,000	1,170.26	2,000
Laundromat	1,099	2,000	0	1,200
Interest	73	1,500	453.98	4,000
Miscellaneous	10,419	4,500	3,178.52	4,500
Total Income	563,200	555,449	519,206.92	582,910
Operating Expenses				
Staff				
Salaries				
Operations Manager	56,840	63,000	32,519.20	65,205
Property Maintenance Supervisor	54,860	56,169	29,297.48	58,135
Property Maintenance Specialist	41,080	42,840	20,951.01	42,432
Overtime	16,011	10,000	9,690.26	15,000
Part-Time Office Assistant	0	7,500	1,071.68	7,500
Part-Time Cleaning	3,608	5,000	1,057.05	5,000
Seasonal Property Maintenance	0	9,000	2,708.40	11,400
Compensation pool	4,977	5,000	4,171	6,000
Greeters	10,005	9,000	2,071.25	9,000
Compliance Officer	2,413	4,000	704	4,000
Sub-total (Salaries)	189,793	211,509	104,241.33	223,672
Benefits and Payroll Taxes				
Operations Manager - Benefits	5,268	8,000	2,733.72	7,000
Property Maintenance Supervisor - Benefits	5,268	8,000	2,733.72	7,000
Property Maintenance Specialist - Benefits	5,097	8,000	2,732.45	7,000
Payroll Taxes - ER FICA	15,391	21,000	8,216.84	18,000
Benefits Increase Pool	0	1,450	0	0
IRA Match Pool	3,728	4,500	0	4,500
Employee Training / Education	0	500	60	500
Sub-total (Benefits)	34,752	51,450	16,476.73	44,000
Sub-total (Staff)	224,545	262,959	120,718.06	267,672
Maintenance and Repairs				
Road and Equipment				
Road Repair Materials	14,949	15,000	0	15,000
Snow Removal, Sand, Salt	14,769	15,000	3,188.15	15,000
Truck, Equipment, Repairs	7,566	10,000	2,574.47	10,000
Gas, Diesel	10,473	15,000	5,435.89	15,000
Dumpsters	2,050	1,200	950	2,000
Tree Removal	11,900	15,000	0	15,000
Sub-total (Road and Equipment)	61,707	71,200	12,148.51	72,000

Operating Expenses	Actual	Budget	YTD	Budget
	2022	2023	6/30/2023	2024
Lakes and Water				
Well Water Testing	1,915	3,000	1,055	2,500
Lake Water Testing	7,633	6,500	4,548.01	6,750
Beach Sand / Boat Racks / R.O.W. Docks	0	750	0	0
Erosion	223	1,000	0	0
Bathing Beach Permits	375	375	375	375
Fish Stocking	4,974	7,500	5944.23	5,000
Hiking Trails	287	250	0	0
Security - Greeter Signs	0	200	116.75	200
Sub-total (Lakes and Water)	15,409	19,575	12,038.99	14,875
Buildings and Other				
Recreational Courts Maintenance & Equipment	850	750	173.56	3,750
Building Repairs and Maintenance	7,855	9,000	2,536.89	9,000
Heat, Electric	14,489	13,800	7,921.47	17,000
Alarm System	7,843	6,500	3,710.78	7,500
Laundry Propane	3,497	2,500	1,593.99	4,000
Mailboxes	20,165	0	0	0
Sub-total (Buildings and Other)	54,698	32,550	15,936.69	41,250
Sub-total (Maintenance and Repairs)	131,814	123,325	40,124.19	128,125
Administrative				
Insurance				
Commercial Package / Umbrella	35,437	39,317	16,975.09	40,000
Pollution Insurance	2,998	3,000	3,284.88	3,500
Directors & Officers Liability	2,046	2,300	0	2,500
Workmen's Compensation	(667)	4,000	3,791	3,000
Sub-total (Insurance)	39,813	48,617	24,050.97	49,000
Taxes, Fees and Financing				
Real Estate Taxes	12,672	13,500	6,496.91	13,500
Vehicle Excise	1,660	800	1,669.66	1,700
Truck Registrations	860	950	0	950
Tolland Dump Fee	1,250	1,250	1,250	1,250
Legal - General	4,928	5,000	833	7,500
Legal - Delinquent Dues Collection	1,175	2,000	6,300.40	2,000
Accounting	1,455	5,000	1,550	2,500
Payroll Fee	2,176	4,000	1,822.91	4,000
Income Taxes	1,788	2,000	1,123	2,000
Sub-total (Taxes, Fees and Financing)	28,089	34,500	19,882.08	35,400
Office, Supplies and Activities				
General Office Supplies	2,614	4,000	695.33	4,520
Meeting Refreshments	194	100	53.24	250
Telephone / Internet	5,853	5,800	2,290.72	6,000
Postage	627	1,200	124.56	1,000
Printing / Car & Boat stickers	4,257	2,000	296	2,500
Donations	500	500	0	500
Community Relations / Activities	1,062	2,000	219.58	3,500
General / Sports	0	500	43.62	0
Association Dues / Publications	1,084	1,000	761.39	1,000
Sub-total (Office, Supplies and Activities)	16,190	17,100	4,484.44	19,270
Sub-total (Administrative)	84,092	100,217	48,417.49	103,670
Total Operating Expenses	440,452	486,501	205,088.74	499,467

Reserve Funds	2022 Year End	2023 Additions	2023 Forecasted Spends	2023 Forecasted Year End	2024 Additions
Roads					
Road Repair - Hard Surface	3,095	50,000	50,000	3,095	50,000
Reflective Road Signs	4,737	0	0	4,737	
Sub-total (Roads)	7,833	50,000	50,000	7,833	50,000
Trucks and Equipment					
Dump Truck F450 Yr 2012	11,910	8,006	0	19,916	8,006
Truck F350 Yr 2018	16,500	5,500	0	22,000	5,500
Ford Maverick Yr 2022	2,123	1,500	0	3,623	1,500
Sander 1 Yr 2019	4,180	800	0	4,980	800
Sander 2 Yr 2019	3,625	700	0	4,325	700
Backhoe Yr 2001 JD 310SG	33,821	7,410	0	41,231	7,410
Tractor Small JD Yr 2003	36,662	3,000	0	39,662	3,000
Ferris Zero Turn Mower	3,330	733	0	4,063	733
Equipment Attachments	9,117	500	0	9,617	500
Wood Chipper Yr 2001	6,153	0		6,153	0
Sub-total (Trucks and Equipment)	127,421	28,149	0	155,570	28,149
Buildings and Property					
Maintenance Shop Repairs/Updates	3,342	0	0	3,342	0
Fox Den Bathhouse	9,499	550	0	10,049	550
Lake Side Bathhouse	10,216	1,594	0	11,810	1,595
Otter Pond Bathhouse	6,481	946	0	7,427	946
Meadow Beach Bathhouse	7,508	937	0	8,445	937
Replace Bathhouse Septics	24,736	5,000	0	29,736	5,000
Paint Bathhouses	8,301	1,600	8,000	1,901	1,600
Clubhouse Roof	5,473	503	0	5,976	503
Clubhouse Chimney Repair	3,798	205	4000	3	400
Clubhouse Maintenance	3,182	750	0	3,932	750
Clubhouse Furnace 2018	10,290	606	0	10,896	606
Clubhouse Bathroom	(3,489)	0	0	(3,489)	0
Clubhouse Renovations	400	0	0	400	0
Repair Flashing at Front Door	1,500	0	0	1,500	5,000
Electrical Upgrades	5,170	0	0	5,170	0
Office Equipment	1,500	500	0	2,000	500
Safety Equipment	0	0	0	0	1,825
Tennis / Pickleball Court Resurfacing	3,300	20,000	0	23,300	0
Shop Roof	0	7,000	0	7,000	15,000
Land Acquisition Fund-NEW 2015	11,000	0	0	11,000	0
Shed For Sand Pile	15,000	667	0	15,667	667
Back Gate Reserve	21,057	0	21,057	0	0
Front Entrance Reserve - vote 8-2017	31,000	2,996	0	33,996	0
Hiking Trails	0	0	0	0	500
Forest Management	4,058	2,000	4,480	1,578	3,000
Sub-total (Buildings and Property)	183,321	45,854	37,537	191,638	39,379
Lakes					
NOI (Notice Of Intent)	3,699	1,667	0	5,366	1,666
Phase I Dam Inspection - Engineer Fee	1,000	500	0	1,500	500
Row Dock Replacements 5	9,060	550	0	9,610	550
Lake - Main Beach, Islands	125	200	0	325	200
Replace 4 Floating Rafts 12 x 12	4,050	1,000	0	5,050	1,000
Lake Plant Inventory Mapping	0	3,000	3,000	0	3,000
Fish Population Survey	0	1,500	0	0	0
Cranberry Pond Dam (maintenance)	12,612	2,100	0	14,712	2,000
Boat And Motor	3,900	300	0	4,200	300
Otter Pond- Dam	5,129	600	0	5,729	600
Bathymetric mapping	0	2,000	2,000	0	2,000
Cranberry Pond Preservation	10,068	15,000	0	25,068	0
Otter Pond Preservation	2,656	15,000	0	17,656	0
Sub-total (Lakes)	52,299	43,417	6,500	89,216	11,816
Total Reserve Funds	370,874	167,420	94,037	444,257	129,344
Contingencies					
Weather Contingency	10,000	1,000	0	11,000	1,000
General Contingency	14,349	40,000	20,000	34,349	0
Total Contingency Funds	24,349	41,000	20,000	45,349	1,000

Assessment Calculations

2024	Road	Pond	Dues	Total
Operating	\$ 324,930	\$ 73,062	\$ 101,474	\$ 499,467
	65.1%	14.6%	20.3%	100.0%
Reserves	\$ 90,831	\$ 17,251	\$ 21,262	\$ 129,344
	70.2%	13.3%	16.4%	100.0%
Contingency	\$ 802	\$ 143	\$ 55	\$ 1,000
	80.2%	14.3%	5.5%	100.0%
Total	\$ 416,563	\$ 90,456	\$ 122,791	\$ 629,811
	66.1%	14.4%	19.5%	100.0%
Total:				\$ 629,811
Funded by Unallocated Cash:				\$ 53,601
Amount to collect from assessments				Total: \$ 576,210
Category	Road	Pond	Dues	Total
	\$ 381,111	\$ 82,758	\$ 112,341	\$ 576,210
%	66.1%	14.4%	19.5%	100.0%
Assessment	\$ 1,527	\$ 332	\$ 450	\$ 2,309

	2024	2023	Change
Membership Dues	450	\$583	(\$133)
Pond Fees	332	\$285	\$47
Road Fees	1,527	\$1,294	\$233
2024 Total Increase:			\$147

Scenario	Count	Ratio	Shares	Assessment	To Collect
Member					
First Parcel	229	100.0%	229.00	\$ 2,309	\$ 528,682
Undeveloped / non-adjointing	8	66.1%	5.29	\$ 1,527	\$ 12,216
Developed adjoining / non-adjointing	4	80.5%	3.22	\$ 1,859	\$ 7,434
Non-member					
First Parcel	15	80.5%	12.08	\$ 1,859	\$ 27,878
TOTAL			249.59		\$ 576,210

2024 Special Assessment (Members Only)	
Lower Courts (Tennis / Pickleball / Basketball)	
\$19,725* / 229 = \$86.14	

*Total Project Cost = \$39,725 (20K from Reserve Budget)
(Rip out lower courts, fill, pave & paint court lines)