

GLA 2026 Budget

Annual Assessment Fee = \$247.20. The Assessment Fee is applied to each Parcel, each Dwelling and each Road Usage. Example: 1 Parcel (\$247.20) + 1 Dwelling (\$247.20) = \$494.40 due.			Last Year = \$247.20
# of Land Assessments = 415			Last Year = 412
# of Dwelling Assessments = 366			Last Year = 361
	2025 Values	2026 Projected Values	Notes
ORDINARY INCOME			
100 - Parcel Assessment Fees			
110.2x - Land Assessments	\$ 101,846.40	\$ 102,588.00	(# Parcels x Assessment Amount)
120.2x - Dwelling Assessments	\$ 89,239.20	\$ 90,475.20	(# Dwellings x Assessment Amount)
150 - Golden Age Village Income	\$ 12,112.80	\$ 12,112.80	(49 x Assessment Amount)
160 - Road Usage Fees	\$ 741.60	\$ 741.60	(3 x Assessment Amount)
TOTAL 100 - Parcel Assessment Fees	\$ 203,940.00	\$ 205,917.60	
200 - Project Review Fees			
TOTAL 200 - Project Review Fees	\$ 8,000.00	\$ 10,000.00	Combined Fees minus Construction Bonds
TOTAL Ordinary Income	\$ 211,940.00	\$ 215,917.60	
Gross Profit		\$ 215,917.60	
EXPENSES			
1000 - Snow Removal			
1010a - Contracted Snow Plowing	\$ 30,900.00	\$ 38,900.00	
1012 - Snow Fences and/or Labor	\$ 2,575.00	\$ 2,575.00	
1013 - Sand	\$ 1,030.00	\$ 2,500.00	
TOTAL 1000 - Snow Removal and Fences	\$ 34,505.00	\$ 43,975.00	
1035 - NG Road Maintenance			
1035a - NG Gravel Road Maintenance	\$ 36,050.00	\$ 36,050.00	
1035b - NG Paved Road Maintenance	\$ 7,931.00	\$ 7,931.00	
1035c - NG Gravel Roads - Mag Chloride	\$ 9,064.00	\$ 9,064.00	
TOTAL 1035 - NG Road Maintenance	\$ 53,045.00	\$ 53,045.00	
1036 - SG Road Maintenance			
1036a - SG Gravel Road Maintenance	\$ 43,981.00	\$ 43,981.00	
1036b - SG Gravel Roads - Mag Chloride	\$ 9,064.00	\$ 9,064.00	
TOTAL 1036 - SG Road Maintenance	\$ 53,045.00	\$ 53,045.00	
1030 - Road Maintenance			
10345a - Signs, Posts, etc	\$ 2,060.00	\$ 1,000.00	
1032 Roadside Mowing	\$ 2,832.50	\$ 2,600.00	
TOTAL 1030 - Road Maintenance	\$ 110,982.50	\$ 109,690.00	
1200 - Parkland/Recreation Center			
1210 - Rec Center Utilities	\$ 515.00	\$ 400.00	
1230 - Lawn Mowing/Gasoline	\$ 1,030.00	\$ 500.00	
TOTAL 1200 - Parkland/Recreation Center	\$ 1,545.00	\$ 900.00	

1300 - Legal Costs			
1305 - General Legal Advice	\$ 3,090.00	\$ 5,000.00	
1310 - Litigation Costs	\$ 2,060.00	\$ 5,000.00	
1310 - Legal Fees for Collections	\$ 2,060.00	\$ 1,000.00	
TOTAL 1300 - Legal Costs	\$ 7,210.00	\$ 11,000.00	
2000 - OVERHEAD AND ADMINISTRATIVE COSTS			
2005 - Accounting Fees			
2005a - General Accounting Fees	\$ 15,450.00	\$ 15,450.00	
2005c – Ballot Counting	\$ 2,832.50	\$ 1,500.00	
TOTAL 2005 - Accounting Fees	\$ 18,282.50	\$ 16,950.00	
2010 - Administrative Expense			
2010a - Admin Contract Cost	\$ -	\$ -	
TOTAL 2010 - Administrative Expense	\$ -	\$ -	
2016 - Insurance for Roads/Common Land	\$ 7,210.00	\$ 7,000.00	
2018 - Licenses and Annual Reporting	\$ 20.60	\$ -	
2019 - Lien Filing Costs	\$ 412.00	\$ 100.00	
2025 - Miscellaneous	\$ 741.60	\$ 500.00	
2050 - Office Supplies			
2050a - Admin Office Supplies	\$ 154.50	\$ 150.00	
2050b - Document Production	\$ -	\$ -	
2050c - Other Office Supplies	\$ 824.00	\$ 150.00	
TOTAL 2050 - Office Supplies	\$ 978.50	\$ 300.00	
2052 - Postage and Shipping	\$ 2,575.00	\$ 2,000.00	
2055 - Printing and Copies	\$ 257.50	\$ 500.00	
2060 - Rent for Facilities	\$ 1,545.00	\$ 1,300.00	Storage Unit rent and Emigrant Hall rent * 5 times.
2062 - Rent for PO Box	\$ 206.00	\$ 126.00	Actual 2026 Annual Fee
2066 - Software Costs			
2066a - Dropbox	\$ 247.20	\$ 205.00	
2066c - Microsoft Office	\$ -	\$ 145.00	
2066e - Meeting Software	\$ 591.22	\$ 400.00	Zoom
2066f - Other Software	\$ 721.00	\$ 400.00	Other, unanticipated costs
TOTAL 2066 - Software Costs	\$ 1,559.42	\$ 1,150.00	
2070 - Property Taxes	\$ 772.50	\$ 800.00	
2080 – Telephone and Messaging	\$ 103.00	\$ 410.00	Ooma (\$33.77/month)
2090 - Website Costs			
2092 URL and Domain Fees	\$ 206.00	\$ 256.00	Squarespace (\$192/year); Domain (\$64/year)
2093 - Website Software Fees	\$ 360.50	\$ 240.00	Zoho Email Hosting
2094 - Other Website Costs	\$ -	\$ -	
TOTAL 2090 - Website Costs	\$ 566.50	\$ 496.00	

2096 - Annual Meeting Refreshments	\$ 257.50	\$ 250.00	
TOTAL 2000 - OVERHEAD AND ADMINISTRATIVE COSTS	\$ 35,735.00	\$ 31,882.00	
TOTAL EXPENSES	\$ 189,833.12	\$ 197,447.00	
NET Ordinary Income (Ordinary Income - Total Expenses)	\$ 22,106.88	\$ 18,470.60	
OTHER INCOME and EXPENSES			
Other Income			
5000 - Interest Income Bank, CDs	\$ 3,500.00	\$ 6,400.00	Includes estimated SunWest income on 6-mo CDs at 3.2%
5100 - Other Income	\$ -	\$ -	
Total Other Income	\$ 3,500.00	\$ 6,400.00	
Other Expenses			
6100 - Income Taxes	\$ 4,000.00	\$ 1,300.00	
Total Other Expense	\$ 4,000.00	\$ 1,300.00	
Net Other Income	\$ (500.00)	\$ 5,100.00	
NET INCOME AT 100% COLLECTION RATE	\$ 22,106.88	\$ 23,570.60	This amount must cover anticipated unpaid Land and Dwelling assessments. 7% projected for 2026 would be \$13,514.42.
NET INCOME – 93% COLLECTION RATE		\$ 10,056.18	