

2026-2027 Budget

		Budget	Budget	Budget
	Fiscal Year Budget	2026-2027	2025-2026	2024-2025
INCOME				
5009	Assessment Fees total	222,900.00	170,890.00	170,890.00
	Current Year			
	Previous Years			
5011	Woodland(Guest Members)			
5915	Key Income			
5920	Donations			
5930	Finance Charges			
	TOTAL INCOME	222,900.00	170,890.00	170,890.00
EXPENSES				
Operating Expenses				
6050	Annual Meeting	1,200.00	1,200.00	500.00
6103	Insurance-Dir & Off	37,000.00	7,000.00	6,500.00
6140	Office Supplies & Exp	2,500.00	1,500.00	500.00
6160	Postage	1,000.00	1,000.00	1,000.00
6215	Subscriptions/Dues (Sec of State)	11.00	11.00	11.00
6290	Mileage - Board Members	500.00	500.00	
6010	Accounting	17,500.00	13,200.00	13,000.00
6020	Audit	0.00	4,000.00	
6030	Bad Debit	14,100.00	1,000.00	1,600.00
6250	Taxes - Real Estate	3,660.00	3,000.00	2,500.00
6260	Taxes - Income	250.00	250.00	500.00
	SUBTOTAL	77,721.00	32,661.00	26,111.00
Utilities				
6270	Telephone	720.00	600.00	600.00
6280	Electric & Propane	3,600.00	3,000.00	2,500.00
6285	Internet (TCC)			0.00
	SUBTOTAL	4,320.00	3,600.00	3,100.00
Legal				
6110	Legal (retainer)	3,000.00	1,500.00	
6110.01	Legal (expense)	10,000.00	6,500.00	3,500.00
6111	Lien & Notary Fees	1,000.00	500.00	1,000.00
	SUBTOTAL	14,000.00	8,500.00	4,500.00
Communcations				
6130	Newsletter	400.00	400.00	200.00
6170	Website & Zoom	2,000.00	1,500.00	600.00
	SUBTOTAL	2,400.00	1,900.00	800.00
RANCH OPERATIONS				
Insurance (Workers Comp / Liability & Bond)				
6090	Insurance - Workers Comp	1,500.00	1,500.00	1,600.00
6100	Insurance - Liability & Bond	19,814.00	19,000.00	16,000.00
??	Insurance - Vehicles	2,687.00		

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	SUBTOTAL	24,001.00	20,500.00	17,600.00
Emp Wages & Taxes				
6310	Wages (Ranch Hand)			
6310.01	Grader Time	250.00	250.00	250.00
6310.02	Brushhog Time			
6310.03	Snowplow	3,000.00	3,000.00	3,000.00
6310.04	Supervisor			
6310.07	Ranch Workers	3,000.00	3,000.00	4,000.00
6310.09	F550 Truck Maint.	600.00	600.00	100.00
6310.10	Grader Maint.	600.00	600.00	100.00
6310.11	Kubota Maint.	400.00	200.00	100.00
	SUBTOTAL	7,850.00	7,650.00	7,550.00
	Taxes			
6220	Taxes - FICA	400.00	400.00	600.00
6230	Taxes - Federal Unemployment	100.00	100.00	60.00
6240	Taxes - State Unemployment	100.00	100.00	40.00
6300	Mileage - Employees			0.00
	Total	600.00	600.00	700.00
	SUBTOTAL	600.00	600.00	700.00
Buildings & Commons				
6150	Keys / Locks / Operating Supplies	1,000.00	1,000.00	75.00
6180	Building Main & Repair			
6180.01	Ranch House	10,000.00	4,000.00	4,000.00
6180.02	Bath House	1,000.00	500.00	500.00
6180.03	Janitorial Cleaning	1,500.00	1,500.00	3,000.00
6180.06	Equip Building	500.00	500.00	500.00
6181	Common Land Maintenance/Repairs	1,000.00	1,000.00	1,500.00
6181.01	Forest Fire Mitigation	26,000.00	5,000.00	5,000.00
6200	Janitorial Supplies	500.00	300.00	200.00
	SUBTOTAL	41,500.00	13,800.00	14,775.00
Equip Maint. & Repairs & Roads				
6070.02	Grader	2,000.00	2,000.00	2,000.00
6070.03	F550 Pick Up/Dump Truck	1,500.00	1,500.00	3,000.00
6070.05	Other	500.00	500.00	200.00
6070.06	Kubota	1,500.00	1,500.00	4,500.00
	TOTAL	5,500.00	5,500.00	9,700.00
	FUEL,OIL & GREASE			
6311.01	Gasoline	1,300.00	1,300.00	1,300.00
6311.02	Dyed Diesel	5,000.00	5,000.00	5,000.00
6312.01	Oil & Grease (Hydraulic Oil)	500.00	500.00	200.00
	TOTAL	6,800.00	6,800.00	6,500.00
ROADS				
6190.01	Gravel	60,000.00	65,000.00	90,000.00
6190.02	Road Maint & Repairs	7,500.00	7,500.00	20,000.00
	TOTAL	67,500.00	72,500.00	110,000.00
	SUBTOTAL	79,800.00	84,800.00	126,200.00
	TOTAL EXPENSES	252,192.00	174,011.00	193,786.00