Leisure Knoll at Manchester Association
4 Buckingham Drive North, Manchester, NJ 08759
Phone: 732-657-6661 Fax: 732-657-7433

PROPOSED BUDGET FOR FISCAL YEAR

OCTOBER 1, 2026 THROUGH SEPTEMBER 30, 2027

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PROPOSED BUDGET FOR FISCAL YEAR
OCTOBER 1, 2026 THROUGH SEPTEMBER 30, 2027
MONTHLY ASSOCIATION FEE RATE SCHEDULE
EFFECTIVE OCTOBER 1, 2026

Monthly Operating Fund Fee	$ 164.00
Monthly Reserve Fund Fee	$ 38.00
Monthly Optional Lawn & Snow Service Fee	$ 50.00
Monthly Additional Resident Fee (each)	$ 3.00

ALL HOMES w/ONE RESIDENT MONTHLY TOTAL	$ 202.00
ALL HOMES w/TWO RESIDENTS MONTHLY TOTAL	$ 205.00
ALL HOMES w/THREE RESIDENTS MONTHLY TOTAL	$ 208.00
HOMES w/ONE RESIDENT w/LAWN & SNOW OPTION MONTHLY TOTAL	$ 252.00
HOMES w/TWO RESIDENTS w/LAWN & SNOW OPTION MONTHLY TOTAL	$ 255.00
HOMES w/THREE RESIDENTS w/LAWN & SNOW OPTION MONTHLY TOTAL	$ 258.00

The Membership Fees charged for new Members, payable at closing of their new homes remains the same at $ 2,100.00.
$ 1,900. is allocated to the Operating Fund Budget, $ 200. to the Reserve Budget.

These fees do not affect current Members, only new Members joining the Association.

PROPOSED BUDGET FOR FISCAL YEAR OCTOBER 1, 2026 - SEPTEMBER 30, 2027			$ 139. per home per month		$ 158. per home per month
OPERATING	**Acct #**		**2025 - 2026 Budget**	**FYTD 6/30/2026**	**2026 - 2027 Budget**
REVENUE					
Monthly Assessment	40-4005-00		2,712,168	2,164,385	3,082,896
Lakeside Lodge Rental	40-4010-00		3,200	4,800	4,000
NSF Fee Income	40-4025-00		-	1,550	
Property Clean Income	40-4030-00		-	-	-
Advertising Income	40-4035-00		20,400	13,600	20,400
Copy Machine Income	40-4055-00		100	179	250
Guest Badges/Gate Pass	40-4060-00		12,000	4,775	6,000
Misc Income/Parking/Fobs	40-4065-00		13,600	12,338	20,400
Compliance Fees	40-4070-00		8,000	9,078	12,000
Late Fee Income	40-4075-00		16,000	12,477	16,850
Café Income	40-4090-00		8,000	6,081	8,000
Town Reimb. Street Lights	40-4105-00		25,000	25,436	25,000
Town Reimb. Snow	40-4110-00		3,000	2,912	10,000
Membership Fee	40-4125-00		171,000	195,981	190,000
Membership Fees Allocated to Reserves	40-4126-00		-	(9,600)	(20,000)
Bingo Setup & Breakdown	***40-4127-00***		-	***1,700***	***2,000***
Document Request Income	40-4130-00		25,000	24,919	32,500
Deferred Revenue (Prior Years Surplus)	40-4155-00		84,187		18,021
Payment fr Rsve for Insur Loan			-	***319,000***	-
Reserve Contrib			-	-	***117,072***
TOTAL REVENUE			***3,101,655***	***2,789,611***	***3,545,389***
EXPENSE					
Community Manager Salary	60-6011-00		108,663	81,548	111,923
Office Staff Salary - Bookkeeping	60-6012-00		55,661	40,939	57,331
Office Manager Salary	60-6016-00		71,635	52,292	73,784
Maintenance Manager Salary	60-6017-00		104,742	78,687	107,884
Office Staff Salary - Reception	60-6021-00		44,907	33,785	46,254
Groundskeeper/Handyperson/Building Attendant (3)	60-6022-00		161,179	115,938	166,814
Foreperson (1)			63,294	10,339	65,193
Payroll			***610,081***	***413,529***	***629,183***
FICA Expense	61-6101-00		45,000	31,244	42,000
State Unemployment/Disability Insurance	61-6102-00		8,000	4,032	8,000
Federal Unemployment Insurance	61-6103-00		120	80	120
Health & Life Insurance	61-6104-00		86,784	58,263	78,582

PROPOSED BUDGET FOR FISCAL YEAR OCTOBER 1, 2026 - SEPTEMBER 30, 2027			$ 139. per home per month		$ 158. per home per month
OPERATING	**Acct #**		**2025 - 2026 Budget**	**FYTD 6/30/2026**	**2026 - 2027 Budget**
Workers Compensation Insurance	61-6105-00		22,000	38,703	25,000
Employee Pension Fund	61-6106-00		60,000	28,715	65,000
Taxes & Benefits			***221,904***	***161,038***	***218,702***
Bus Service	62-6200-00		66,625	32,835	24,000
Street Lighting (Elec Svce)	62-6201-00		65,000	35,693	70,000
Natural Gas	62-6202-00		24,000	24,656	34,000
Electric (Commun Bldgs & Common Prop)	62-6203-00		80,000	71,706	85,000
Water & Sewer	62-6204-00		4,000	2,739	4,000
Gatehouse Attendant	62-6206-00		233,398	212,970	270,400
Refuse Removal	62-6207-00		196,096	156,256	201,979
Insurance	62-6208-00		215,000	335,011	325,000
TV Service Contract	62-6209-00		861,797	750,689	904,887
Exterminator	62-6210-00		5,000	4,191	5,000
HVAC Contract & Repairs	62-6211-00		9,000	6,439	9,000
Goose Patrol	62-6212-00		7,500	3,036	3,500
Dumping Fees	62-6213-00		6,000	4,345	6,500
Payback to Rsve for Insur Loan (Yr 2 of 3)	***62-6214-00***			***72,000***	***68,292***
Service & Utilities			***1,773,415***	***1,712,567***	***2,011,558***
Salting Roads	63-6303-00		7,500	4,562	7,500
Road Plowing	63-6304-00		20,000	99,698	**75,000**
Payback to L&S for Snow Loan (Yr 1 of 3)	***63-6306-00***		-	-	***49,951***
Aprons	63-6305-00		20,000	109,487	**85,000**
Snow Removal			***47,500***	***213,747***	***217,451***
Lawn/Snow Equip. Repair & Maint.	64-6421-00		7,500	-	7,500
In-House Grounds Maintenance	64-6426-00		2,500	934	2,500
Holiday Lighting	64-6427-00		10,000	4,021	7,000
In-House Irrigation Repair	64-6428-00		1,000	1,318	1,000
Lawn Maintenance			***21,000***	***6,273***	***18,000***
Tree Replacement/Removal	65-6541-00		8,000	6,173	8,000
Irrigation System Repairs	65-6546-00		1,000	297	1,000
Common Landscaping Services	65-6548-00		22,600	15,730	22,600
Landscaping Services			***31,600***	***22,200***	***31,600***
Road Minor Repair/Supplies	67-6761-00		1,000	1,379	1,000

PROPOSED BUDGET FOR FISCAL YEAR OCTOBER 1, 2026 - SEPTEMBER 30, 2027			$ 139. per home per month		$ 158. per home per month
OPERATING	**Acct #**		**2025 - 2026 Budget**	**FYTD 6/30/2026**	**2026 - 2027 Budget**
Traffic Control	67-6762-00		3,000	20,622	3,000
Road Repair & Maintenance			***4,000***	***22,002***	***4,000***
Vehicle Repair & Maint.	68-6801-00		5,000	5,655	7,500
Fuel & Lube	68-6802-00		8,500	4,091	7,500
Registration/License	68-6803-00		1,000	712	1,000
Truck & Equipment			***14,500***	***10,459***	***16,000***
Maint Equipment	69-6900-00		10,000	711	5,000
Maint Supplies	69-6901-00		10,000	5,867	8,050
In-House Maintenance			***20,000***	***6,578***	***13,050***
Attorney Fees	70-7000-00		12,000	20,220	15,000
Auditor/Accounting	70-7010-00		17,000	15,915	17,000
Engineering	70-7015-00		5,000	-	20,000
ADP Payroll Accounting/401 admin	70-7030-00		7,500	7,452	10,000
Professional Fees			***41,500***	***43,587***	***62,000***
Bank/Paper/Wire Fees	70-7045-00		400	2,115	500
Office Supplies	70-7050-00		17,000	11,101	12,000
Postage	70-7055-00		6,000	3,915	6,000
Telephone	70-7060-00		35,000	28,769	35,000
Office Equipment Lease	70-7065-00		8,000	6,567	8,000
Computer Maint/Sftwr/Website/Robo	70-7070-00		25,000	18,877	25,000
Assessment - Coupon Books	70-7085-00		200	3,588	4,000
Badges/Bar Codes/Fobs	70-7090-00		1,750	3,602	3,300
Activities	70-7100-00		5,000	3,915	5,000
Education	70-7105-00		2,000	1,983	2,000
Misc. Admin/Assoc. Events	70-7115-00		2,000	2,766	2,000
Misc Admin	70-7120-00		150	241	500
Administrative			***102,500***	***87,439***	***103,300***
Lake Maintenance & Supplies	70-7130-00		4,000	2,603	4,000
Recreation Repairs/Supplies	70-7135-00		5,000	9,408	5,000
Gym Equip & Maint Contract	***70-7140-00***		-	***6,934***	***10,500***
Pool Management Contract	70-7145-00		114,155	90,873	100,545
Pool Supplies	70-7155-00		2,500	2,849	3,000
Recreational			***125,655***	***112,668***	***123,045***

PROPOSED BUDGET FOR FISCAL YEAR OCTOBER 1, 2026 - SEPTEMBER 30, 2027			$ 139. per home per month		$ 158. per home per month
OPERATING	**Acct #**		**2025 - 2026 Budget**	**FYTD 6/30/2026**	**2026 - 2027 Budget**
Building Repairs/Supplies	70-7170-00		2,500	19,731	5,000
Janitorial Supplies	70-7175-00		12,500	6,246	9,000
Furniture & Fixtures	70-7180-00		500	36,391	500
Gate Repair	70-7190-00		7,500	33,496	10,000
Café	70-7200-00		5,000	5,760	8,000
Other			***28,000***	***101,624***	***32,500***
Federal Income Taxes	70-7205-00		20,000	-	20,000
Bad Debt Allowance	70-7210-00		10,000	-	10,000
Insurance Deductible	70-7225-00		5,000	-	10,000
Contingency Fund	70-7240-00		25,000	-	**25,000**
TOTAL EXPENSE			***3,101,655***	***2,913,711***	***3,545,389***

Excess (deficiency) of revenues over expenses *0*

0.00

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PROPOSED BUDGET FOR FISCAL YEAR

OCTOBER 1, 2026 THROUGH SEPTEMBER 30, 2027

NOTES TO OPERATING BUDGET

REVENUE

Monthly Assessment 40-4005

The Operating Fund Fee Revenue billed to Owners for Operating Expenses. The monthly fee is increasing to $ 158. Every home with more than one resident pays an additional $ 3. per month for the second resident and $ 3. per month for the third resident

Lakeside Lodge Rental 40-4010

Income from the rental of Lakeside Lodge by residents

NSF Fee Income 40-4025

Fees paid by residents for payment returns

Property Clean Income 40-4030

Fees charged back to residents for exterior clean ups, usually for abandoned homes

Advertising Income 40-4035

The advertising fees paid to the Association by the publisher of the Knoll News

Copy Machine Income 40-4055

Fees paid for copying service

Guest Badges/Gate Pass 40-4060

Also includes fees collected for new or replacement fobs at $ 10. each. This income is offset by # 70-7090 which is the expense line item to purchase Badges, Bar Codes

Misc Income/Parking/Fob 40-4065

Income from items of a minor nature & income offset by # 70-7090 which is the expense line item to purchase Fobs

Compliance Fees 40-4070

Fines billed to Residents for violations of the Association documents

Late Fee Income 40-4075

Late fees billed to Residents for late payments of the maintenance fees

Café Income 40-4090

This income is offset by # 70-7200 which is the expense line item for café supplies

Town Reimbursement Street Lights/Snow 40-4105/40-4110

Reimbursement by the Township of Manchester for a portion of the street lighting and snow removal from the main streets, in accordance with the Municipal Services Act

Membership Fee 40-4125

As of December 1, 2025 a Membership Fee of $2,100. is assessed to every new homeowner payable at closing. $ 1,900. of this fee is allocated to the Operating Fund Budget and $ 200. is allocated to the Reserve Budget (see 71-6902). An estimate of 100 closings for Fiscal Year 2026-2027 has been budgeted

Bingo Setup & Breakdown 40-4127

Fees paid by Bingo for use of the facility & services

Document Request Income 40-4130

Fees collected for documents provided for refinancing/resales.

Deferred Revenue from Prior Year 40-4155

Any remaining money not spent from previous year's budget as verified by the FYE Audit

Payment fr Reserves for Insur Loan 40-4146

Inserted into the FYTD for current year to illustrate the one-time-only addition of funds

Reserve Contrib 40-4147

The amount of income generated from allocating $ 6. per month per household from the total Reserve contribution of $ 44. resulting in $ 38. to Rsves (see # 71-6900)

EXPENSE

Salaries, Payroll Taxes & Related Benefits 60-6011/60-6012/60-6016/60-6017/60-6021/60-6022/60-6023/61-6101/61-6102/61-6103/61-6104/61-6105/61-6106

- Administrative Salaries

  Community Manager

  Salary for one full time Community Manager

  Office Staff - Bookkeeping

  Salary for one full-time Bookkeeper

  Office Manager

  Salary for one full-time Office Manager

  Office Staff - Reception

  Salary for one full-time Receptionist

- Maintenance Salaries

  Maintenance Manager

  Salary for one full-time Maintenance Manager

  Groundskeeper/Handyperson/Building Attendant

  Salary for three (3) full-time persons (based on Union Agreement)

  Foreperson

  Salary for one (1) full-time person (based on Union Agreement)

- Payroll Taxes & Related Benefits

  Employer's share of Social Security Tax, State Unemployment Insurance, State Disability Insurance, Workers' Compensation Insurance, Employee Health and Life Insurance, and Pension Plans

Bus Service 62-6200

Three (3) days a week bus service to various shopping and other destinations

Street Lighting (Elec Svce) 62-6201

Pole lighting in the streets and parking lots of the Community

Natural Gas 62-6202

Gas supply charges for all Community Buildings and barbeques

Electric 62-6203

Electric service for all Community buildings and common property

Water & Sewer 62-6204

Water & sewer service for all Community buildings

Gatehouse Attendant 62-6206

Contracted entrance monitoring service for the front entrance (Route 70) for twenty-four (24) hours a day, seven (7) days a week, and for nightly overnight roving patrol

Refuse Removal 62-6207

Contracted trash removal from the homes and Community buildings one time per week

Insurance 62-6208

Property and General Liability Insurance, Commercial Auto Insurance, Boiler & Machinery, Directors & Officers Liability, and Umbrella Liability Insurance

TV Service Contract 62-6209

Contracted expanded basic cable television service to all homes in the Community

Exterminator 62-6210

Termite and insect control for the Community buildings and common recreational areas

HVAC Contractor & Repairs 62-6211

Repairs/maintenance to the heating and cooling systems for all Community buildings

Goose Patrol 62-6212

Lawn treatments, fencing and the like intended to keep geese away from the lake, its environs and the common areas

Dumping Fees 62-6213

Was included w/Refuse Removal (62-6207). Separated for easier tracking

Payback to Rsve for Insur Loan (Yr 2 of 3) 62-6214

Year 1 of the loan payback already funded by FY 2025-2026 Budget. FY 2027-2028 will include same line item for Yr 3 of 3

Salting Roads 63-6303

The application of road salt for the removal of ice from Community roads and parking lots by the Maintenance Staff.

Road Plowing/Aprons 63-6304/63-6305

Contracted snow removal from the streets of the Community and from the aprons of all homes

Payback to L&S for Snow Loan (Yr 1 of 3) 63-6306

FY 2027-2028 & 2028-2029 will each include the same line item for Yrs 2 & 3

Lawn/Snow Equip Repair and Maint 64-6421

Repairs and maintenance of Association-owned equipment. Costs for small mechanical equipment repairs such as power saws, routers used by Maintenance Staff.

In-House Grounds Maintenance 64-6426

Materials for fertilizing, weeding, etc, of the beds on the common property by the Maintenance Staff

Holiday Lighting 64- 6427

Installation, maintenance, off-season storage of interior & exterior Holiday decorations for Lakeside Lodge, Timberland Hall, Front & Back Gatehouses & Knoll Circle

In-House Irrigation Repairs 64-6428

Repairs to the common area irrigation systems performed by the Maintenance Staff

Tree Replacement/Removal 65-6541

Contracted services for the replacement of trees on the city strip in front of homes and the removal of dead or diseased trees, as needed, from the common property by contract service and the Maintenance Staff.

Irrigation System Repairs 65-6546

Repairs to the irrigation systems on common property

Common Landscaping Services 65- 6548

Contracted services lawn care of the Community buildings and common property, including leaf cleanup and the treatment of road weeds on the streets

Road Minor Repair/Supplies 67-6761

Minor repairs to the roads performed by the Maintenance Staff

Traffic Control 67-6762

Speed monitoring and accessories, warning signs

Vehicle Repair & Maint/Fuel & Lube/Registration License 68-6801/68-6802/68-6803

Repairs, fuel, and maintenance for three maintenance trucks & other mechanical equipment

Maint Equip 69-6900

New equipment purchases eg. UTV that are not replacements which would be covered by the Reserves

Maint Supplies 69-6901

Was combined w/Building Supplies (70-7170). Separated for easier tracking

Attorney Fees 70-7000

Legal fee retainer for the Association's attorney to attend Board meetings and provide legal opinions on day-to-day operations, plus additional legal services, as needed

Auditor/Accounting 70-7010

The preparation of the annual Certified Financial Statements, periodic review of financials and filing of the Federal Corporate Tax Return by an independent Auditing firm

Engineering 70-7015

An allowance for an Engineer to provide services, as needed

ADP Payroll Accounting/401 Admin 70-7030

Contracted services for the preparation of payroll and the payment of payroll taxes

Bank/Paper/Wire Fees 70-7045

Fees for paper billing, interbank transfers

Office Supplies 70-7050

Stationery supplies, computer and copier expenses, and repairs to office equipment for all Community buildings

Postage 70-7055

Postage for all mailings except the Knoll News

Telephone 70-7060

Telephone expenses for all Community buildings

Office Equipment Lease 70-7065

Cost for office equipment leases such as copier/postage machine

Computer Maintenance & Software 70-7070

Costs for all office computers & server updates, troubleshooting, repairs, as needed and financial software

Assessment Coupon Books 70-7085

Costs for annual maintenance fee payment coupon booklets for current residents as well as periodic orders for new residents

Badges/Bar Codes/Fobs 70-7090

Purchase of new & replacement badges, bar codes & fobs (see notes # 40-4060 & # 40-4065)

Activities 70-7100

Costs to run community events

Education 70-7105

Fees to attend Community relevant seminars & the like

Misc Admin/Assoc Events 70-7115

Costs for various minor events that are not specifically provided for in the Budget

Misc Admin 70-7120

Costs for various minor items that are not specifically provided for in the Budget

Lake Maintenance & Supplies 70-7130

Costs for fish stocking & associated permits

Recreational Repairs & Supplies 70-7135

Small items for recreation such as scoreboards, horseshoes and the like

Gym Equip & Maint Contract 70-7140

Contracted scheduled maintenance & as needed repairs

Pool Management Contract 70-7145

Contracted services for the operating of the pool, including lifeguards, chemicals, opening and winterizing of swimming pool

Pool Supplies 70-7155

Costs for items required for the seasonal operation of the pool including shepherd's hooks, brushes and the like

Building Repairs/Supplies 70-7170

Repairs of a minor to moderate nature & associated supplies for all Community buildings

Janitorial Supplies 70-7175

Costs for janitorial supplies for all Community buildings, such as, toilet tissue, paper towels, cleaning supplies and the like

Furniture & Fixtures 70-7180

Minor items requiring replacement in all Community buildings

Gate Repair 70-7190

Repairs of a minor/moderate nature & associated supplies for Route 70 & Colonial Dr gates

Café 70-7200

Costs for the purchase of non-durable goods for the coffee machine such as coffee beans, cups, sweeteners & the like

Federal Income Tax 70-7205

Estimated Federal Income Taxes on miscellaneous income such as rental income, replacement badges, coin-operated copiers, and interest earned on all Association bank accounts

Bad Debt Allowance 70-7210

Potential amount of delinquent balance(s) that Association could "write-off" as uncollectable

Insurance Deductible 70-7225

The amount of the standard deductible the Association would pay out of pocket for a claim

Contingency Expense 70-7240

Allowance for unexpected and unbudgeted expenses. Requires Board approval

New for 2026-2027

PROPOSED BUDGET FOR FISCAL YEAR OCTOBER 1, 2026 - SEPTEMBER 30, 2027		$ 44. per home per month		$ 38. per home per month
RESERVES	**Acct #**	**2025-2026 Budget**	**FYTD 6/30/2026**	**2026-2027 Budget**
FUND BALANCE AT OCTOBER 1		2,515,401	-	1,866,322
REVENUE				
Fund Contributions	71-6900-01	858,528	546,336	741,456
Interest Income	71-6903-00	50,000	37,809	50,000
Membership Fees	71-6902-00	-	9,600	20,000
Payback fr Oper for Insur Loan (Yr 2 of 3)	***71-6904-00***	-	***72,000***	***68,292***
TOTAL REVENUE		***908,528***	***665,745***	***879,748***
EXPENSE				
Concrete Repairs & Replacements	72-7210-01	75,000	9,447	125,000
Tree Removal for Concrete Work	72-7215-01	25,000	-	25,000
Curb, Sidewalk & Apron		***100,000***	***9,447***	***150,000***
Pool Replacement	72-7220-01	-	89,933	-
Outdoor Recreation Replacement	***72-7224-01***	-	***13,450***	-
Recreation Replacement		-	***89,933***	-
Street Signs	72-7225-01	500	-	500
Paving Repairs & Resurfacing	72-7230-01	500,000	749,394	500,000
Scoping/Repair of Sewers	72-7235-01	50,000	147,705	50,000
Road, Paving/Infrastructure		***550,500***	***897,099***	***550,500***
Irrigation & Well Pumps (3)	72-7240-01	-	-	-
Total Irrigation Systems		-	-	-
Gate Replacements/Gate Systems Replacements	72-7245-01	5,000	-	5,000
Repair/Replace Roofs-Lakeside	72-7250-01	125,000	63,073	125,000
Post Lights	72-7260-01	-	5,448	-
Community Info Sign	72-7270-01	20,000	15,262	20,000
Community Buildings - Exterior		***150,000***	***83,782***	***150,000***
Maintenance Building Replacement	72-7275-01	25,000		25,000
Maintenance Building Replacement Contingency	72-7280-01	-		-
Maintenance Building Replacement		***25,000***	-	***25,000***

PROPOSED BUDGET FOR FISCAL YEAR OCTOBER 1, 2026 - SEPTEMBER 30, 2027		$ 44. per home per month		$ 38. per home per month
RESERVES	Acct #	**2025-2026 Budget**	**FYTD 6/30/2026**	**2026-2027 Budget**
Building Amenities	***72-7285-01***	-	***6,130***	-
Community Buildings - Interior		-	***6,130***	-
Lakeside Lodge HVAC Repl	***72-7290-00***	-	***11,000***	***15,000***
HVAC & Mechanical		-	11,000	***15,000***
Pick Up Truck Replacement	***72-7290-01***	-	-	***79,500***
Total Community Vehicles & Equipment		-	-	***79,500***
Payment to Oper for Insur Loan	***73-7311-01***	-	***319,000***	-
TOTAL EXPENSE		***800,500***	***1,416,392***	***1,024,500***
PROJECTED FUND BALANCE AT SEPTEMBER 30		2,623,429	(750,647)	1,721,570

PROPOSED BUDGET FOR FISCAL YEAR

OCTOBER 1, 2026 THROUGH SEPTEMBER 30, 2027

NOTES TO RESERVES BUDGET

REVENUE

Fund Balance

This is the amount of money the Reserve Fund is estimated to have at the beginning of the Fiscal Year

Fund Contributions 71-6900

Reserve Fund contributions paid by homeowners. The monthly Reserve Fund Fee remains at $ 44.00 per home per month for this Fiscal Year however, $ 6. of this fee will remain in the Operating fund for this fiscal year to offset operating expenses

Interest Income 71-6903

Reserve Funds are invested in Certificates of Deposit and other interest bearing bank accounts. All investments are scheduled to be reinvested and are structured so that they reach maturity when the funds will be needed for Reserve Fund Expenditures. The scheduled expenditures are predicated on the Reserve Study prepared by the engineering firm of Falcon Engineering. An updated study completed in 2023 has been obtained which reflects changes based on capital replacements (large-scale projects) completed since the previous study (2017). New studies are generally performed every 3-5 years

Membership Fees 71-6902

As of December 1, 2025 a Membership Fee of $2,100. is assessed to every new homeowner payable at closing. $ 1,900. of this fee is allocated to the Operating Fund Budget (see account # 40-4125) and $ 200. Is allocated to the Reserve Budget. An estimate of 100 closing for FY 2026-2027 has been budgeted

Payback fr Oper for Insur Loan (Yr 2 of 3) 71-6904

Year 1 of the loan payback already funded by the FY 2025-2026 Budget. FY 2027-2028 will include same line item for Yr 3 of 3

EXPENSE

Concrete Repairs & Replacements 72-7210

The raised pavement will be replaced on the streets anticipated to be paved each Fall and Spring, and other locations throughout the Community, as needed.

Tree Removal for Concrete Work 72-7215

Trees will be removed abutting raised pavement on streets in conjunction with concrete work and other trees throughout the Community, as needed. The replacement of the trees is an operating expense (# 65-6541).

Pool Replacement 72-7220

Inserted into the FYTD for current year to illustrate the final payment on the completed pool replacement project.

Outdoor Recreation Replacement 72-7224

This includes the FYTD expense for the bocce court replacements

Street Signs 72-7225

Costs for replacement of street signs throughout the community. Signs are being replaced on streets as they are paved as well as areas paved prior to the establishment of this program

Paving Repairs & Resurfacing 72-7230

The section by section paving of the community roads continues each year.

Scoping/Repair of Sewers 72-7235

Prior to paving, the sewers are scoped to determine if repairs are needed.

Irrigation Well Pumps & System 72-7240

These are the pumps for the wells that service the sprinklers located throughout the common and recreational areas

Gate Replacements/Gate System Replacements 72-7245

This is for moderate to major mechanicals that operate the gate systems as well as the Bar Code Reader system

Repair/Repl Roofs-Timberland/PAC Flat Roof 72-7250

The shingled roof on Timberland and the shingled section on the PAC need replacement and the estimated costs include plywood, shingles, vents etc

Post Lights 72-7260

Inserted into the FYTD for current year to illustrate the replacement of the tennis/bocce court lighting

Community Info Sign 72-7270

A new LED sign will replace the existing sign between Timberland Hall and Lakeside Lodge

Maintenance Building Replacement 72-7275/72-7280

The project itself is being postponed until after the completion of Buckingham Dr paving but planning/design expected to continue with the engineer

Building Amenities 72-7285

Inserted into the FYTD for current year to illustrate the replacement of exercise equipment

HVAC & Mechanical 72-7290

Inserted into the FYTD for current year to illustrate the downpayment on the replacement of Lakeside Lodge HVAC

Pick Up Truck Replacement 72-7290

One of the two pick up trucks is no longer suitable for its original muti-use application and will require replacement

Insurance Loan 73-7311

Inserted into the FYTD for current year to illustrate the loan made to Operating to cover insurance expense shortfall

New for 2026-2027

PROPOSED BUDGET FOR FISCAL YEAR OCTOBER 1, 2026 - SEPTEMBER 30, 2027			$ 50 per home per month		$ 50 per home per month
LAWN & SNOW OPTION	**Acct #**		**2025-2026 Budget**	**FYTD 6/30/26**	**2026-2027 Budget**
Estimated Units on Service			1400	1370	1400
REVENUE					
Contract Income	44-7101-02		840,000	611,459	840,000
Payback fr Operating for Snow Loan (Yr 1 of 3)	***44-7102-02***		-	-	***50,000***
Interest Income	44-7104-02		7,500	4,557	7,500
Deferred Revenue (Prior Years Surplus)	44-7105-02		600,000		600,000
TOTAL REVENUE			***1,447,500***	***616,016***	***1,497,500***
EXPENSE					
Cutting/Trimming (26)	74-7415-02		830,592	484,862	830,592
Fertilization (3)	70-7320-00				
Add'l Fertilization (1)	70-7320-00				
Add'l Other	70-7321-00		95,620	94,785	
Edging (13)	70-7325-00				
Insecticide/Pesticide (1)	70-7330-00				
Pre Emergent Herbicide (2)	70-7335-00				
Post Emergent Herbicide (2)	70-7340-00				
Lime (1)	70-7345-00				
Snow Removal Driveways	74-7455-02		150,000	216,645	200,000
Contingency	74-7480-02				
Payment to Oper for Snow Loan	***74-7416-02***		-	***150,000***	-
TOTAL EXPENSE			***1,076,212***	***946,292***	***1,030,592***
Excess (deficiency) of revenues over expenses			371,288	(330,276)	466,908

PROPOSED BUDGET FOR FISCAL YEAR

OCTOBER 1, 2026 THROUGH SEPTEMBER 30, 2027

NOTES TO LAWN & SNOW BUDGET

REVENUE

Contract Income	44-7101
The revenue billed to each opt-in participant household, estimated to be 1400 homes	
*Payback fr Operating for Snow Loan (Yr 1 of 3)	44-7102*
FY 2027-2028 and 2028-2029 will include same line item for Yrs 2 and 3	
Interest Income	44-7104
Interest on CD	
Prior Years Surplus	44-7105
Any funds not spent in a fiscal year are rolled over into the next fiscal year	

EXPENSE

Cutting/Trimming, Fertilization, Edging, Insecticide/Pesticide, Pre-Emergent Herbicide, Post Emergent Herbicide, Lime	74-7415/70-7320/70-7325/70-7330/70-7335/70-7340/70-7345
These items are included with the contracted service in various quantities and at varying intervals depending upon seasonal and weather conditions	
Add'l Other	70-7321
Inserted into the FYTD for current year to illustrate the de-thatching/seeding for participants	
Snow Removal Driveways	74-7455
Opt-in participants receive driveway and service walk snow removal in addition to the roadway and apron snow removal done for all homes	
Contingency	74-7480
This is to allow for additional funds, especially for unanticipated snow removal service needs	
*Payment to Oper for Snow Loan	74-7416*
Inserted into the FYTD to illustrate the loan made to Operating to cover snow expense shortfall	

New for 2026-2027

Special Thanks to the Members of the Budget/Finance Committee

Olga Crotti, Chair

Augustine Anfuso
Nancy Catanese
Elaine Miske
Dominic Tangredi