

Antler's Lodge Owner's Association

Approved 2026 Budget

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Account Number	Account Name	2024-25 Budget	2024-25 Forecasted Year-End	2024-25 Forecasted to Budget Var.	2025-26 Budget
	Operating Income				9.4%
4200	Operating Dues	\$ 150,452	\$ 150,452	\$ 0	\$ 164,645
4290	Operating Interest Earned	\$ -	\$ 1	\$ 1	
	Total Operating Income	\$ 150,452	\$ 150,453	\$ 1	\$ 164,645
	Operating Expense				
5110	General Repairs & Maintenance	\$ 9,500	\$ 4,505	\$ 4,995	\$ 7,000
5120	Boiler Repair & Maintenance	\$ 1,500	0	\$ 1,500	\$ 1,500
5220	Fire System Maintenance	\$ 4,020	\$ 9,783	\$ (5,763)	\$ 4,020
5165	Carpet Cleaning	\$ 1,235	0	\$ 1,235	\$ -
5500	Cleaning Fees	\$ -	\$ -	\$ -	\$ 3,000
5610	Grounds & Landscaping - General	\$ 6,800	\$ 5,153	\$ 1,647	\$ 6,800
5710	Snow Plowing	\$ 3,675	\$ 4,200	\$ (525)	\$ 4,410
5720	Snow Shoveling	\$ 2,500	\$ 2,100	\$ 400	\$ 2,500
5730	Roof Snow Removal	\$ 1,500	\$ 960	\$ 540	\$ 1,000
5810	Electricity	\$ 11,077	\$ 12,933	\$ (1,856)	\$ 11,760
5820	Gas	\$ 13,298	\$ 17,845	\$ (4,547)	\$ 14,805
5830	Internet	\$ 18,526	\$ 9,292	\$ 9,234	\$ 16,546
5840	Cable TV	\$ -	\$ 6,458	\$ (6,458)	\$ -
5850	Trash	\$ 8,030	\$ 8,367	\$ (337)	\$ 9,264
5860	Water	\$ 11,065	\$ 11,419	\$ (354)	\$ 11,990
5870	Sewer	\$ 8,694	\$ 8,578	\$ 116	\$ 8,964
5880	Telephone	\$ 2,390	\$ 2,994	\$ (604)	\$ 2,826
6210	General Liability Insurance	\$ 27,027	\$ 27,529	\$ (502)	\$ 37,726
6500	Management Fees	\$ 15,112	\$ 15,112	\$ 0	\$ 15,535
6410	Administrative - General	\$ 1,000	\$ 256	\$ 744	\$ 1,000
6480	Outside HOA Dues	\$ 3,504	\$ 3,664	\$ (160)	\$ 3,999
	Total Operating Expense	\$ 150,453	\$ 151,146	\$ (693)	\$ 164,645
	Net Operating Income	\$ (1)	\$ (693)		\$ -
	Reserve Income				0.00%
7200	Reserve Dues Income	\$ 34,000	\$ 34,000	\$ 0	\$ 34,000
7310	Reserve Interest Earned	\$ -	\$ 213	\$ 213	
	Total Reserve Income	\$ 34,000	\$ 34,213	\$ 213	\$ 34,000
	Reserve Expense				
8200	Reserve Expenses	\$ -	\$ 1,218	\$ (1,218)	\$ -
	Total Reserve Expense	\$ -	\$ 1,218	\$ (1,218)	\$ -
	Net Reserve Income	\$ 34,000	\$ 32,996		\$ 34,000
	Total Income	\$ 184,452	\$ 184,666	\$ 214	\$ 198,645
	Total Expense	\$ 150,453	\$ 152,364	\$ (1,911)	\$ 164,645
	Total Net Income	\$ 33,999	\$ 32,302		\$ 34,000
	Total Percent Change				7.69%
		2025			2026
	Operating Dues	\$ 150,452			\$ 164,645
	Reserve Dues	\$ 34,000			\$ 34,000
	Total Dues	\$ 184,452			\$ 198,645
	Average Monthly Dues	\$ 1,098			\$ 1,182