

2025-2026

CANDLEWOOD SHORES TAX BUDGET

ACCOUNT NUMBER	ACCOUNT TITLE	Current Budget 2024-2025	Projected Actuals 2024-2025	Budget 2025-2026	INCREASE OR DECREASE	Notes
SHARED EXPENSES						
503	MAINTENANCE CONTRACT	\$206,571	\$206,571	\$209,669	\$3,098	Per Contract
520	PROPERTY MANAGEMENT	\$77,982	\$77,982	\$80,321	\$2,339	3% increase per contract
521	OFFICE MANAGER/COMPLIANCE	\$58,800	\$67,742	\$58,800	\$0	
531	INSURANCE BINDER	\$55,210	\$51,120	\$55,210	\$0	
540	TELEPHONE	\$2,500	\$2,165	\$2,500	\$0	
541	HEATING	\$6,000	\$3,908	\$6,000	\$0	
542	ELECTRICITY	\$8,500	\$7,754	\$8,500	\$0	
545	OFFICE SUPPLIES	\$1,000	\$1,342	\$1,500	\$500	
5460	ADMIN. ADDITIONAL	\$8,000	\$6,888	\$8,000	\$0	Includes consulting/meeting OT and mailings.
549	CLEANING	\$1,600	\$1,344	\$1,600	\$0	
550	BUILDING MAINTENANCE	\$1,500	\$1,000	\$1,500	\$0	
555	SOFTWARE	\$3,000	\$3,206	\$4,000	\$1,000	Microsoft Office Charge (+ - \$250 a month)
556	PC MAINTENANCE	\$500	\$370	\$1,000	\$500	Increase includes cameras, projector for remote meeti
565	WEB SITE	\$500	\$339	\$500	\$0	
575	ACCOUNTING	\$11,500	\$11,874	\$12,500	\$1,000	
580	CONTINGENCY	\$1,500	\$0	\$1,500	\$0	
590	Shared Expense Reimb.	\$0	-\$92,502	\$0	\$0	
TOTAL SHARED		\$444,663	\$351,103	\$453,100	\$8,437	
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590	SHARE PORTION (75%)	\$333,497	\$263,327	\$339,450	\$5,953	75% of shared amount of \$452600 w/h2o
610	LIFEGUARDS	\$27,000	\$0	\$0	-\$27,000	
614	SECURITY	\$31,500	\$30,500	\$31,500	\$0	
614A	ALARM	\$1,500	\$1,437	\$1,750	\$250	
620	BKFL R.E. TAXES	\$17,000	\$16,723	\$18,000	\$1,000	
630	ROAD MAINTENANCE	\$3,000	\$19,160	\$3,000	\$0	2024-2025 Includes catch basin repalcement at front entrance.

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632 SAFETY	\$11,800	\$15,973	\$11,800	\$0
640 RECREATION	\$22,000	\$21,662	\$22,000	\$0
651 TRASH	\$2,986	\$2,948	\$3,095	\$109
660 LEGAL	\$7,000	\$16,229	\$10,000	\$3,000
671 BEACH MAINTENANCE	\$6,500	\$6,023	\$6,500	\$0
674 MOORING/BOAT RAMP	\$1,000	\$389	\$1,000	\$0
675 GENERAL MAINT	\$14,000	\$13,338	\$14,000	\$0
688 CONTRIBUTION	\$1,000	\$1,000	\$1,000	\$0
699 BANKING EXPENSE	\$0	\$0	\$0	\$0
TOTAL OPERATING EXPENSES	\$479,783	\$408,709	\$463,095	-\$16,688

2024-2025: Roughly \$12500 was 71 Clearview

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ACCOUNT NUMBER	ACCOUNT TITLE	Budget 2024-2025	Projected Actuals 2024-2025	Budget 2025-2026	INCREASE OR DECREASE	
CAPITAL EXPENSES						
785	COMPUTER ACQUISITION	\$1,000	\$1,000	\$1,000	\$0	
800	CLUBHOUSE UPGRADE	\$10,000	\$10,000	\$10,000	\$0	2024-2025 downstairs roughly \$6400.
940	80TH ANNIVERSARY FUND	\$2,000	\$2,000	\$2,000	\$0	
845	BEAUTIFICATION	\$3,500	\$2,500	\$3,500	\$0	
850	LAND ACQUISTION	\$0	\$0	\$25,000	\$25,000	
860	ROADS EXPENSE	\$271,203	\$271,203	\$262,893	-\$8,310	2024-2025 - Moved \$275,642 to capital expense fund as no work was done.
863	ROAD DRAINAGE	\$500	\$500	\$500	\$0	Expected end of year saved (\$12,000)
875	PLAYGROUND FUND	\$1,000	\$1,000	\$1,000	\$0	2024-2025 - Moved \$1,000 to capital expense fund as no work was done.
879	Entrance Cameras/Gate - Security	\$0	\$0	\$0	\$0	
880	BOAT RAMP UPGRADE	\$1,000	\$1,000	\$1,000	\$0	
881	BEACH RETAINING WALL	\$2,000	\$2,000	\$2,000	\$0	2024-2025 - Moved \$2,000 to capital expense fund as no work was done.
882	BOAT RAMP ROADWAY	\$2,000	\$2,000	\$2,000	\$0	See Boat Ramp Upgrade
883	SIDEWALK TO BEACH	\$1,000	\$1,000	\$1,000	\$0	2024-2025 - Moved \$5,000 to capital expense fund as no work was done.
884	BEACH FENCE	\$5,000	\$5,000	\$5,000	\$0	2024-2025 - Moved \$1,000 to capital expense fund as no work was done.

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TOTAL CAPITAL EXPENSES	\$300,203	\$299,203	\$316,893	\$16,690
TOTAL TAX EXPENSE	\$779,986	\$707,912	\$779,988	\$2

ACCOUNT NUMBER	ACCOUNT TITLE	Current Budget 2024-2025	Projected Actuals 2024-2025	Budget 2025-2026	INCREASE OR DECREASE
	GRAND LIST	\$208,358		\$208,358	
	MIL RATE	3.7435		3.7435	
	TOTAL TAXES	\$779,986		\$779,988	
	FROM SURPLUS	\$0		\$0	
	BUDGET TOTAL	\$779,986		\$779,988	
		\$779,986		\$779,986	