PINELOCH SUN BUDGET

2026-2027 Proposed Pineloch Sun Budget	2024-2025 Actuals	2025-2026 Budget	Proposed 2026-27
6000 Roads	**159,636.64**	**127,784.00**	**183,000**
6010 Payroll	63,778.19	61,584.00	70,000
6011 Payroll Taxes	5,902.30	5,500.00	7,000
6020 Repairs &Maintenance	1,032.36	1,500.00	2,000
6050 Area Lights	226.87	1,200.00	1,000
6060 Equipment Rental	39,281.26	5,000.00	45,000
6070 Equipment Expenses		3,000.00	3,000
6100 Dust Control	49,415.66	50,000.00	55,000
7000 Water System	**104,947.71**	**105,434.00**	**118,200**
7010 Payroll	63,778.19	61,584.00	70,000
7011 Payroll Taxes	5,936.40	5,500.00	7,000
7020 Repairs &Maintenance	7,739.91	5,600.00	8,000
7020 Meters - Spare		0.00	
7020 -Meter		1,200.00	1,200
7050 Utilities	25,488.21	30,000.00	30,000
7070 Equipment Expenses	2,005.00	1,000.00	2,000
7080 Operating Fees/Permits		550.00	
8100 Lodge and Pool	**112,087.63**	**94,700.00**	**118,500**
8110 Payroll	51,116.88	50,000.00	55,000
8112 Payroll Taxes	5,390.46	5,200.00	5,500
8120 Repairs &Maintenance	12,590.21	4,500.00	7,000
8130 Operating Supplies	21,942.66	12,000.00	25,000
8150 Utilities	20,403.44	23,000.00	25,000
8160 Property Taxes		0.00	
8180 Operating Fees/Permits	643.98	0.00	1,000
8200 Shop	**3,622.14**	**8,500.00**	**8,500**
8220 Repairs &Maintenance	957.20	5,000.00	5,000
8230 Operating Supplies	2,664.94	3,500.00	3,500
8250 Utilities		0.00	
8300 Rental House	**2,826.30**	**300.00**	**500**
8320 Repairs &Maintenance	2,826.30	200.00	500
8360 Property Taxes		100.00	
8400 Fire Protection	**8,085.46**	**35,000.00**	**35,000**
Firewise	8,085.46	35,000.00	35,000
8500 Equipment Expenses	**22,028.01**	**23,500.00**	**28,000**
8510 Fuel	4,213.92	7,500.00	7,500
8520 Repairs &Maintenance	17,645.68	15,000.00	20,000
8580 Licenses	168.41	1,000.00	500
9000 Administration	**108,560.63**	**82,325.00**	**85,500**
9090 Auto/Property Insurance	29,695.65	30,000.00	32,000
9420 Bank Service Charges	1,894.66	1,700.00	2,000
9430 Office Supplies/Equipment	5,352.95	1,500.00	2,000
9440 Postage	873.37	1,000.00	1,000
9450 Mileage	50.92	0.00	500
9470 Web Maintenance	1,244.06	500.00	1,500
9550 Accounting	20,391.77	24,000.00	25,000
9560 Legal Fees	2,322.00	4,000.00	2,500
9570 Reserve Study Update	1,295.00	1,225.00	1,500
9580 Operating permits/fees	2,262.39	5,000.00	2,500
9590 Lot Lease-triangle lot	1,390.86	8,400.00	6,000
9600 Board Expense	350.00	500.00	500
9610 D&O Insurance	2,798.00	3,000.00	3,000
9620 Member Celebration Expense	10.00	1,500.00	1,500
9840 Interest Expense		0.00	
9850 Income Tax	38,629.00	0.00	4,000
9890 Depreciation Expense			
9900 Amortization Expense			
9910 Bad Debts			
Total Operating Expenses	**521,794.52**	**477,543.00**	**577,200**
		Increase Over 2024-2025 Actuals -->	***10.62%***
Reserve Contribution General	**0.00**	**0.00**	**50,000**
Reserve Contribution Water	**0.00**	**0.00**	**26,000**
Annual Income			
Total Funds Needed			**653,200**

Income	**2024/2025 Rate**	**Present Rate**	**Increase 200.00 *Per Year PLS* Increase 100.00 Per Year Wildwood**
4010 PLS 335@1300.00 (Improved Lots)		435,500.00	502,500
4010 PLS 98@ 1200.00 (Unimproved Lots)		117,600.00	137,200
4030 Wildwood 13@650.00		8,450.00	9,750
4040 Double O		5,600.00	5,600
4700 Rental 12@1700.00	20,400.00	20,400.00	20,400
4800 Other Operating Income			
4810 Grant Income		5,000.00	5,000
4900 Interest Income		8,000.00	8,000
Total income		**600,550.00**	**688,450**

Reserve Study Expenditures 2026/2027	**Totals**	
General		
Flooring, Jacobs Room (2024)		9,295.00
Shop Equipment (2024)		6,275.00
SnowCat (2024)		29,000.00
	44,570.00	
Building Interior Fixtures and Furniture (2025)		38,110.00
	38,110.00	
Building Interior Tile (2026)		10,360.00
General Site Firehouses (2026)		7,877.00
Reclaimed Asphalt (2026)		31,000.00
	49,237.00	
Building Interior Kitchen (2027)		19,699.00
Building Inteior BBQ (2027)		6,748.00
Rental Appliances (2027)		6,884.00
Reclaimed Asphalt (2027)		32,000.00
General Site Court Chainlink (2027)		17,505.00
	82,836.00	
Water		
Station 4 Pumps and Controls (2024)		18,500.00
Station 3 Meter Replacment (2024)		1,175.00
Station 2 Pumps and Controls (2024)		29,000.00
General Site Meters (2024)		1,175.00
	49,850.00	
Station 3 and 4 Emergency Power (2025)		41,907.00
General Site Meters (2025)		1,210.00
	43,117.00	
Station 1 Pumps and Controls (2026)		21,218.00
General Site Meters (2026)		1,247.00
	22,465.00	
Station 1 Well House (2027)		13,659.00
General Site Meters (2027)		1,284.00
	14,943.00	

Total Reserve Spend per Year		
2024		**94,420.00**
2025		**81,227.00**
2026		**71,702.00**
2027		**97,779.00**