

# Wild Eagle Lodge Condominium Association Inc.

2026 Budget

Presented to Owners 12/15/25 Special Meeting

## Topline Factors Driving Budget Change Vs. Budget 2025

1.27% increase in Dues <b>+\$105,828</b> Vs. 2025 Base Budget (-\$204,000 vs 11/1 Proposal)	\$105,828
2. Reduced Alternative Revenue due to lower rentals(Site Fee Income) - showing est 2025 Actual	-\$11,220
3. Higher Insurance Costs - driven by fire, change in property status	\$100,319
4. Stabilize the cost of Property Management thru the use of outside services/suppliers	-\$30,650
5. Revisions to By-laws, Joist repairs, Waste, grounds BD	\$30,500
6. Additional Cost Containment projects under way, but need more than 30 days to see results	0

## 2026 WELCA Budget

				11/1 Meeting	12/20/25	
	Actual	Actual	Budget	Budget	Budget	Index vs.
	2023	2024	2025	2026	2026	LY BD
<b>Income</b>						
4012 Association Dues	350,664	350,664	\$386,172	\$695,921	\$492,000	127
4010 Rent of Restaurant Building	13,000	7,000	\$0	\$0	\$0	
4325 Pool Revenue	4,617	5,107	\$4,500	\$4,250	\$2,500	56
4346 Ice Machine Revenue	894	804	\$850	\$765	\$765	90
4348 Cable Fee Income(2nd)	415	420	\$415	\$420	\$420	101
4350 Site Fee Income	1,000	2,500	\$0	\$0	\$0	
4352 Association Resort Fee	24,245	28,100	\$28,750	\$24,400	\$17,530	61
4354 Pontoon Storage Fee	1,480	1,480	\$1,480	\$1,480	\$1,480	100
4356 Contributing Revenue(split with LLC- they pay us back for some phone bills, other	17,326	13,091	\$11,680	\$11,880	\$11,880	102
4358 Sale of Asset		5,850		\$0	\$0	
4360 Special Assessment Revenue		197,626		\$0	\$0	
8500 Miscellaneous Income	0	127,444	\$0			
8510 Interest Income	73	37	\$0		\$0	
<b>Total for Income</b>	<b>413,715</b>	<b>740,123</b>	<b>\$433,847</b>	<b>\$739,116</b>	<b>526,575</b>	<b>121</b>
<b>Cost of Sales</b>						
5130 Ice for Ice Machine	746	793	\$749	\$700	\$700	93
<b>Gross Profit</b>	<b>412,969</b>	<b>739,330</b>	<b>\$433,098</b>	<b>\$738,416</b>	<b>\$525,875</b>	<b>121</b>
<b>Expenses</b>						
6040 Internet expense	6,239	6,246	\$6,245	\$6,250	\$7,290	117

	Actual	Actual	Budget	11/1 BD	12/20 BD	
	2023	2024	2025	2026	2026	Index
6070 Cleaning & Janitorial supplies	1,901	1,752	\$1,885	\$1,885	\$1,885	100
6080 Laundry supplies & rentals	9,112	5,000	\$0	\$0	\$0	
6150 Cable/Satellite expense	16,994	19,278	\$18,339	\$24,250	\$24,250	132
6200 Repairs & Maintenance						
6262 Repairs & Maintenance-bldg	26,931	27,695	\$34,500	\$38,000	\$38,000	110
---- RTU Heaters BH		18,925				
--- Deck and Stair Joist Repair					\$10,000	NEW
6280 Pool Maintenance/Supplies	16,259	19,314	\$20,000	\$28,500	\$20,000	100
- Pool Project/Spc Maint	3,034	7,481			\$500	
6320 Waste Removal	25,256	30,339	\$26,500	\$34,500	\$34,500	130
Septic pump out (3 yr)						
6340 Grounds/Parking Lot	22,471	31,995	\$23,500	\$45,000	\$30,000	128
6370 Misc Operating expenses		13,749	\$0	\$0	\$0	
6800 Utilities	0	0				
6850 Electric	26,364	26,502	\$27,250	\$27,250	\$27,250	100
6860 Gas	8,913	7,225	\$12,138	\$11,750	\$11,750	97
7000 Office supplies	511	213	\$500	\$500	\$500	100
7010 Postage/Freight	82	202	\$500	\$350	\$350	70
7020 Telephone Expense	6,478	6,731	\$6,650	\$6,900	\$6,900	104
7090 Bank Fees	483	485	\$500	\$500	\$500	100
7110 Cash Over/Short		1				
7420 Dues and Subscriptions			\$60		\$700	1,167
8000 Licenses & Permits	-8	905	\$595	\$905	\$905	152
Total WELCA Insurance (liability, Property, etc)	\$21,670	\$31,035	\$37,000	\$148,880	\$137,319	407
8050 Professional Fees	6,170	1,031	\$7,400	\$7,400	\$7,400	100
8060 Legal Fees					\$6,000	NEW
7130 Travel/Meetings	86		\$150			
9000 Bad Debts		5,733				
<b>8660 Total Management Expense</b>	<b>185,000</b>	<b>181,400</b>	<b>\$185,000</b>	<b>\$346,714</b>	<b>\$154,350</b>	<b>83</b>
Contingency/Unknowns					\$49,000	
Property Mngmt					\$70,630	
General Mngmt					\$18,720	
Bookkeeping+					\$15,000	
Equipment, computer, printer					\$1,000	
9500 Capital Improvement		212,407				
<b>Total Expenses</b>	<b>383,947</b>	<b>655,643</b>	<b>\$408,712</b>	<b>\$729,534</b>	<b>\$520,349</b>	<b>140</b>
9110 Depreciation Expense	13,326	6,271	\$5,214	\$5,214	\$5,214	
<b>Net Income (Ties to QB's)</b>	<b>\$15,696</b>	<b>\$77,416</b>	<b>\$19,172</b>	<b>\$3,668</b>	<b>\$312</b>	