

LAKE THUNDERBIRD ASSOCIATION 2026 BUDGET

PROPOSED 9.24.25

REVENUE	2025 Budget	2026 Budget	% Change from 2025 Budget
Maintenance Fee - Property Owner	\$51,116	\$51,116	0.00%
Water Availability Fee	\$168,400	\$172,778	
Water Usage Fee	\$80,895	\$82,999	
Total Water System Revenues	\$249,295	\$255,777	2.60%
Membership Fee - Co-Owners	\$68,750	\$59,400	
Membership Fee	\$884,700	\$1,051,024	
Total Fees	\$1,253,861	\$1,417,316	13.04%
Boat Slip	\$34,476	\$44,819	
Boat Stickers	\$49,350	\$56,753	
Perm Campsites	\$65,902	\$77,764	
Sales	\$20,000	\$23,000	
Rental & Storage Fees	\$15,152	\$17,424	
Home Rental Fees	\$23,000	\$0	
Other Income	\$81,631	\$93,876	
Investment Income	\$24,000	\$24,000	
Total Revenue	\$1,567,372	\$1,754,952	11.97%
Operating Expenses			
Salaries & Wages	\$501,856	\$461,408	
Employee Benefits	\$136,481	\$128,017	
Contract Services	\$118,713	\$102,726	
Repairs & Maint.	\$62,914	\$72,064	
Insurance	\$83,500	\$83,177	
Professional Fees	\$68,208	\$83,411	
Supplies	\$70,040	\$92,312	
Utilities	\$78,566	\$81,976	
Telephone	\$15,144	\$23,414	
Vehicle Expense	\$11,252	\$19,201	
Capital Proj. < \$5000	\$10,000	\$10,000	
General Expense	\$131,145	\$132,878	
Taxes & Penalties	\$1,212	\$23,425	
Bad Debt Expense-Write off	\$15,000	\$20,000	
Total Operating Exp	\$1,304,031	\$1,334,008	2.30%
Revenue less Op Exp	\$263,341	\$420,944	

Capital Projects	2025 Budget	2026 Budget	
TBD		\$50,000	
Water Pump Replacement/Upgrade		\$37,000	
Clubhouse Bathroom	\$25,000		
Pool Furniture	\$4,800		
Sediment Ponds	\$5,000	\$5,000	
Water Tower Cleaning	\$12,000	\$12,000	
Road Repairs	\$10,000	\$10,000	
Playground Equipment	\$8,000	\$0	
Salt Roof	\$7,000	\$0	
Beach Pavilion Re-roof	\$6,000	\$0	
Accessible Docks	\$12,000	\$0	
Paved Asphalt walkway	\$5,000	\$0	
Resurface Tennis Courts	\$5,000	\$10,000	
Reseal Lower Parking Lot	\$6,000	\$0	
Campground Improvements	\$6,000	\$10,000	
Total Capital Expenditures	\$111,800	\$134,000	
Reserve Repayments for 2023 & 2024 Capital Purchases:			
Clubhouse Improvement	\$80,000	\$0	
Clubhouse Improvement - Excess	\$34,238	\$0	
Total Capital Projects	\$226,038	\$134,000	
Reserve Funding - Designated			
Dump Truck / Pickup Truck	\$17,303	\$56,000	
Silt Remediation	\$20,000		
Water System		\$159,297	
TBD, Based on Reserve Study and Planning Commission Recommendations		\$71,647	
Total Reserve Funding	\$37,303	\$286,944	
Total Capital Projects and Reserve Funding	\$263,341	\$420,944	
Total Expenses	\$1,567,372	\$1,754,952	11.97%
Net Profit (Loss)	(\$0)	\$0	