Lake Wallkill
2027 Budget Proposal

Budget Meeting

Saturday November 28th, 2026

Member Copy

2026 Financial Overview

- Income positive variance
  - Approx $30,000 additional income versus budget
  - Initiation and Transfer fees
  - Other Misc. Income

- Expense positive variance
  - Could not get oil & chip road surfacing completed in 2027 ($41K)
  - Other +/- resulting in a net positive variance

- +$23,390 income, -$17,676 expenses
- =Net Income of $75,574*

*Projected based on Estimates to complete

- Capital Reserve Expenses
  - $15,474 lower costs mostly from lower cost of sand
  - Cosh Family donation of sand leveling services

2027 Budget Proposal Summary

- 2027 Budget proposes no increase
  - 2026 $1,615 (all charges)
  - 2027 $1,615 (all charges)

- Year to Year Difference
  - Insurance Cost is up $10K (15%)
  - Sanitation Cost is up $3K (5%)
  - 2026 Dam Inspection identifies Studies Required $49K
  - Dam Loan Payments (5 years) completed in 2026
  - Continue Dam Assessment in 2027 to offset Dam Study Cost
  - Capital Reserve charge was scheduled to increase $50, delay that increase to 2028 (benefit of lower sand cost)
  - Minimum Wage increase 6.7% ($16.25/hr Small/Seasonal)

- 2027 Capital Reserve Expenses (Planned $19,224)
  - Resurface Basketball Court $17,354
  - Gravel Beach Parking Lots $520
  - General Maintenance $1,350

Lake Wallkill Community
Budget Performance Sheet
Oct-26

	Oct Month Actual	Year-To-Date	Budget	Variance	Estimate To Complete (ETC) ETC 2026	Proj 2026 YE	Variance	2027 Preliminary Budget 2027	Versus 2026 Budget	Versus 2026 Actual	Comments
Income											
Administration Fee	125.00	2,157.50	1,000	1,157.50	150.00	2,308	1,308	1,000	-	-1,308	
Badges & Stickers	25.00	18.00	-	18.00	0.00	18	18	-	-	-18	
Interest	1,573.56	3,738.47	4,000	(261.53)	1,000.00	4,738	738	4,500	500	-238	
Late Fees	2.75	2,229.58	3,500	(1,270.42)	800.00	3,030	-470	3,000	(500)	-30	
Other Income	880.56	3,099.00	2,112	987.00		3,099	987	2,112	-	-987	
Renter Fees	50.00	3,750.00	4,000	(250.00)	50.00	3,800	-200	4,000	-	200	
Clubhouse Rental Fees	0.00	1,900.00	1,500	400.00	250.00	2,150	650	2,000	500	-150	
Transfer Fees	500.00	9,500.00	6,000	3,500.00	1,000.00	10,500	4,500	6,000	-	-4,500	
Initiation Fees	1,000.00	24,250.00	10,000	14,250.00	2,000.00	26,250	16,250	10,000	-	-16,250	
Non-Pump Septic Fee/Credits	0.00	5950.00	4,000	1950.00	400.00	6350.00	2350.00	4,000		-2350.00	
Total Total Miscellaneous Income	**$ 4,156.87**	**$ 56,592.55**	**$ 36,112**	**$ 20,480.55**	**$ 5,650.00**	**62,243**	**26,131**	**36,612**	**500**	**$ (25,631)**	
Expenses											
Administration											
Accounting Fees	70.00	1,895.00	7,000	(5,105.00)	5,105.00	7,000	0	7,000	-	0	
Athletic Director	0.00	2,625.00	2,625	-	0.00	2,625	0	2,800	175	175	Full season day, half season eve>Min wage inc
Athletic Expense	0.00	0.00	150	(150.00)	0.00	0	-150	150	-	150	
Badge Checker	0.00	1,850.40	1,850	0.40	0.00	1,850	0	1,980	130	130	Increase in min wage
Bonus Manager	0.00	0.00	500	(500.00)	500.00	500	0	500	-	0	
Bonus Office Manager	0.00	0.00	300	(300.00)	500.00	500	200	300	-	-200	
IRA Contribution (Manager)	0.00	1,000.00	1,000	-	0.00	1,000	0	1,000	-	0	
Health Insurance	1,426.60	17,596.00	21,285	(3,689.00)	3,241.19	20,837	-448	21,775	490	938	Ind Plan, 2027 rate inc 27.25% $1,814.59/mo
Dental Benefit Manager	0.00	0.00	1,000	-	0.00	0	-1,000	1,000	-	0	
Meeting Expenses	0.00	0.00	-	-	0.00	0	0	-	-	0	
Other Taxes		178.20	200	(21.80)		178	-22	200	-	22	
Payroll Taxes	775.45	9,514.83	11,000	(1,485.17)	1,500.00	11,015	15	11,500	500	485	inc in wages
Salary Manager											3% Inc (Cola 2027 3.7%)
Salary Managers Help	2,483.25	15,840.50	20,000	(4,159.50)	6,030.00	21,871	1,871	21,500	1,500	-371	higher min wage
Salary Office Manager											6.7% inc in min wage + $500 Training
Total Administration	**$ 10,720.69**	**$ 118,223.09**	**$ 150,210**	**-$ 30,986.91**	**$ 33,492.19**	**151,715**	**1,505**	**156,815**	**6,605**	**$ 5,100**	
General Operations									-	0	
Bank Service Charges	0.00	0.00	100	(100.00)	0.00	0	-100	100	-	100	
Decals & Badges	0.00	2,753.58	2,500	253.58	0.00	2,754	254	2,800	300	46	
Electric	410.65	5,447.69	5,000	447.69	700.00	6,148	1,148	6,200	1,200	52	Cost of electric increase
Equipment Repair/Parts	267.15	6,143.98	6,649	(505.02)	116.00	6,260	-389	5,000	(1,649)	-1,260	0
Insurance - Lake	6,434.00	64,410.69	68,000	(3,589.31)	12,868.00	77,279	9,279	78,000	10,000	721	
Miscellaneous	345.00	7,849.36	5,000	2,849.36	1,200.00	9,049	4,049	8,000	3,000	-1,049	
Postage & Office Supplies	1,368.00	2,201.71	3,000	(798.29)	308.00	2,510	-490	1,500	(1,500)	-1,010	
Taxes - Real Estate	3,454.65	12,779.41	13,000	(220.59)	0.00	12,779	-221	14,000	1,000	1,221	
Telephone/Internet	43.64	1,134.41	1,500	(365.59)	250.00	1,384	-116	1,500	-	116	Lower Planet Networks rate for Phone & Internet
Vehicle Fuel	0.00	4,152.77	4,000	152.77	1,600.00	5,753	1,753	4,000	-	-1,753	
Total General Operations	**$ 12,323.09**	**$ 106,873.60**	**$ 108,749**	**-$ 1,875.40**	**$ 17,042.00**	**123,916**	**15,167**	**121,100**	**12,351**	**$ (2,816)**	

Min Wage 2027 = $16.25 per hour Seasonal & Small Employer Rate up from $15.23 in 2026 6.7% increase

Lake Wallkill Community
Income Statement - Actual to Budget

	Oct-26				Estimate To Complete (ETC)			2026 Budget			
	Sept Month Actual	Year-to-Date	Budget	Variance	ETC 2025	Proj 2025 YE	Variance	Preliminary Budget 2027	Versus 2026 Budget	Versus 2026 Actual	Comments
Income											
Application of Current Assets	0			0			0		0	0	
Capital Reserve Funding								25,224			Funds coming from Capital Reserve for 2027 Expenses
Capital Improvements	322	27,709	31,700	-3,991	300	28,009	-3,691	31,800	100	3,791	$100 X 312 Improved + 6 Unimproved
Current Year Dues Paid Prior Period	300	3,657		3,657	380	4,037	4,037		0	-4,037	
Dues - Back Years	17,903	22,938	30,900	-7,962	4000	26,938	-3,962	15,000	-15,900	-11,938	**Limited delinquent dues to fund this income category**
Dues - Current Year	6,627	381,074	374,400	6,674	4,000	385,074	10,674	374,400	0	-10,674	1200 X 312 ($50 Increase)
Kelly Law Income	0	2,866	260	2,606		2,866		260	0	-2,606	Street Lighting Only 2025
Dam Assessment	46	27,649	31,200	-3,551	100	27,749	-3,451	31,200	0	3,451	$100 X312 Paying Members
Tree Removal Assessment	60	17,434	20,280	-2,846	60	17,494		20,280			$65 X 312 Paying Members
Total Miscellaneous Income	4,157	56,593	36,112	20,481	5,650	62,243	26,131	36,612	500	-25,631	
Total Income	**29,414**	**539,920**	**524,852**	**15,068**	**14,490**	**554,410**	**29,558**	**534,776**	**9,924**	**-19,634**	
											***Total dues $100 + $1,200 = $1,300**
CAPITAL RESERVE CHARGE			**$ 46,800**					**$ 46,800**	$150 X 312		**+ Dam Assessment +$ 100**
											+ Tree Removal Assessment +$50
											+ CAPITAL RESERVE CHARGE $150
Expenses											**Total - $1,615**
Administration	10,721	118,223	150,210	-31,987	33,492	151,715	1,505	156,815	6,605	5,100	
General Operations	12,323	106,874	108,749	-1,875	17,042	123,916	15,167	121,100	12,351	-2,816	
Athletics (Swim)	0	1,000	1,000	0	1,000	2,000	1,000	1,000	0	-1,000	
Beach and Swimming	-617	22,467	19,000	3,467	0	22,467	3,467	22,500	3,500	33	Min Wage 2027 $16.26 (6.7% increase)
Building and Grounds	2,282	29,462	55,632	-26,170	1,500	30,962	-24,670	49,638	-5,994	18,676	
Capital Improvement	31,200	31,200	31,700	-500	0	31,200	-500	31,800	100	600	Asphalt road work only
Dam Expenses	0	2,500	5,100	-2,600	2,000	4,500	-600	49,238		44,738	Lake/Dam Survey $16K, Dam Study $33K
Dam Loan Servicing	2,516	24,977	31,000	-6,023	2,516	27,493	-3,507	0			Loan Repayments Complete
Lake		34,254	30,000	4,254	0	34,254	4,254	36,000	6,000	1,746	Inc Ovrpmt to Tigris 2026, 2027 $6K Bathametric Study (Silt)
Legal	0	214	2,500	-2,286	800	1,014	-1,486	2,500	0	1,486	
Regatta	0	3,692	4,000	-308	0	3,692	-308	4,000	0	308	
Roads/Bridge	0	8,707	50,163	-41,456	0	8,707	-41,456	50,163	0	41,456	Unable to schedule Oil & Chip in 2026
Roads/Salt/Sand	0	2,192	0	2,192	0	2,192	2,192	0	0	-2,192	New Salt Binn cover, reimbursed by Vernon
Safety	425	8,021	7,500	521	0	8,021	521	9,500	2,000	1,479	$6K Comet, $3500 System Maint.
Sanitation	5,101	56,078	58,812	-2,734	5,101	61,179	2,367	64,272	5,460	3,093	2027 Rate $5356/mo (inc from $5,101/mo in 2026)
Truck Payment	0	0	0	0		0	0	0	0	0	
Water	165	1,438	5,000	-3,562	600	2,038	-2,962	3,000	-2,000	962	
Total Expenses	**64,116**	**451,298**	**560,366**	**-109,068**	**64,051**	**515,349**	**-45,017**	**601,526**	**41,160**	**86,177**	
Net Operating Income	**-34,702**	**88,622**	**-35,514**	**124,136**	**-49,561**	**39,060**	**74,574**	**-66,750**	**-31,236**	**-105,810**	

Delinquent List - As of 11/11/2026

Unit	Owners	Unit Balance	Past Due		Comments
108 Summit Drive	Janice S Bauman	$ 2,058.84	$ 2,058.84	MPS	
14 Oak Lane	Anahid Karoyan	$ 1,808.84	$ 1,808.84	MPS	Estate
18 Decker Pond Road	Jason Jones	$ 4,348.66	$ 4,348.66	MPS	For Sale
2 Pochuck Drive	Peak Point Properties LLC	$ 5,126.73	$ 5,126.73	MPS	Sold?
23 Maple Road	In House C/O Don Oriolo	$ 12,039.44	$ 12,039.44	MPS	LOT
25 Cedar Lane	Stone Wool 22 LLC -	$ 5,353.38	$ 5,353.38	MPS	SOLD Payoff @ D&D
26 Oak Lane	Joao Duarte	$ 4,905.42	$ 4,342.92	MPS	D&D PP Breached
29 Cedar Lane	Jan Loe	$ 1,418.34	$ 1,418.34	MPS	
3 Pochuck Drive	Kevin Cronen	$ 1,037.00	$ 474.50	MPS	D&D PP Breached
4 Pochuck Drive	Peak Point Properties LLC	$ 378.30	$ 378.30	MPS	LOT See 4 Pochuck
6 Maple Road	Richard Mangone	$ 49,801.64	$ 49,801.64	MPS	D&D Assessing Foreclosure Options
6 Oak Lane	John C Jewell	$ 44,420.89	$ 44,420.89	MPS	D&D Assessing Foreclosure Options
9 Hillside Terrace	Ann Huang	$ 1,170.94	$ 1,170.94	MPS	LOT To Collections in 2027
209 Valley Road	Daniel P & Rosalie Rogers	$ 47,415.89	$ 47,415.89	MPS	Tax Foreclosure
24 Mountainside Drive	Township Of Vernon	$ 2,981.71	$ 2,981.71	MPS	LOT
6 Brook Lane	Township Of Vernon	$ 3,297.21	$ 3,297.21	MPS	LOT
6 Spring Lane	Christopher Pappan	$ 25,217.02	$ 25,217.02	MPS	LOT

320 Improved Lots	12 Vacant Lots	Balance	$ 211,655.25	
11 MPS	6 MPS			
309 in good standing	6 in good standing	Low Prob	$ 78,911.83	
		Collectable	$ 132,743.42	

Sanitation New Contract Pricing

	Monthly	Annually
Current Pricing	$ 4,901	$ 58,812

	2026	2027	2028	2029	2030
Initial Offer	$ 5,540	$ 5,651	$ 5,764	$ 5,879	$ 5,997
	$ 66,480	$ 67,810	$ 69,166	$ 70,549	$ 71,960
	12%	2%	2%	2%	2%
Annual Change $	$ 7,668	$ 1,330	$ 1,356	$ 1,383	$ 1,411
Cummulative Change $	$ 7,668	$ 8,998	$ 10,354	$ 11,737	$ 13,148

Blue Diamond Contract Pricing - 5 Years

	2026	2027	2028	2029	2030
Current Offer	$ 5,101	$ 5,356	$ 5,626	$ 5,906	$ 6,206
	$ 61,212	$ 64,272	$ 67,512	$ 70,872	$ 74,472
Annual Change %	0%	5%	5%	5%	5%
Cummulative Change%	0%	5%	10%	15%	20%
Annual Change $	0	$ 3,060	$ 3,240	$ 3,360	$ 3,600
Cummulative Change $	0	$ 3,060	$ 6,300	$ 9,660	$ 13,260

Awaiting Bids from :
Interstate
Waste Management
Omni Sanitation

Market Rates
Local Blue Diamond Customers $140 per Qtr $560/year Garbage & Recycling

$560 divided by 52 = $10.77 per pick up

Lake Wallkill Rate
150 Year round 52 weeks Total Pick ups 7800
150 Seasonal 12 weeks Total Pickups 1800
9600

$61212 divided by 9600 = $6.38 per pick up

Calculations on Increrases

$64,272	9600	$6.70
$67,512	9600	$7.03
$70,872	9600	$7.38
$74,472	9600	$7.76

Capital Reserve Charge Projection

Original

Start	Study	Plan	Difference		Cover from Contingency Fund	Cumulative Reserve	Projected Reserve Expenses	Cumulative Expenses	Net Reserve Balance	
2025	$ 45,000	$ 46,200	$ 1,200	$150 X 308		$ 46,200	$ 1,298	$ 1,298	$ 44,902	**Actual**
2026	$ 47,250	$ 46,200	$ (1,050)	$150 X 308		$ 92,400	$ 6,423	$ 7,721	$ 84,679	
2027	$ 49,613	$ 61,600	$ 11,987	$200 X 308	Dam Assessment Ends -$100	$ 154,000	$ 19,224	$ 26,945	$ 127,055	
2028	$ 52,093	$ 61,600	$ 9,507	$200 X 308		$ 215,600	$ 17,167	$ 44,112	$ 171,488	
2029	$ 54,698	$ 61,600	$ 6,902	$200 X 308		$ 277,200	$ 20,604	$ 64,716	$ 212,484	
2030	$ 57,433	$ 61,600	$ 4,167	$200 X 308		$ 338,800	$ 34,555	$ 99,271	$ 239,529	
2031	$ 60,304	$ 61,600	$ 1,296	$200 X 308		$ 400,400	$ 1,461	$ 100,732	$ 299,668	
2032	$ 60,304	$ 61,600	$ 1,296	$200 X 308		$ 462,000	$ 32,885	$ 133,617	$ 328,383	
2033	$ 60,304	$ 61,600	$ 1,296	$200 X 308		$ 523,600	$ 1,520	$ 135,137	$ 388,463	
2034	$ 60,304	$ 61,600	$ 1,296	$200 X 308		$ 585,200	$ 283,584	$ 418,721	$ 166,479	
2035	$ 60,304	$ 61,600	$ 1,296	$200 X 308		$ 646,800	$ 1,582	$ 420,303	$ 226,497	
2036	$ 60,304	$ 61,600	$ 1,296	$200 X 308		$ 708,400	$ 7,246	$ 427,549	$ 280,851	
2037	$ 60,304	$ 61,600	$ 1,296	$200 X 308		$ 770,000	$ 48,506	$ 476,055	$ 293,945	
2038	$ 60,304	$ 61,600	$ 1,296	$200 X 308		$ 831,600	$ 97,431	$ 573,486	$ 258,114	
2039	$ 60,304	$ 61,600	$ 1,296	$200 X 308		$ 893,200	$ 110,703	$ 684,189	$ 209,011	
2040	$ 60,304	$ 61,600	$ 1,296	$200 X 308		$ 954,800	$ 1,746	$ 685,935	$ 268,865	
2041	$ 60,304	$ 61,600	$ 1,296	$200 X 308		$ 1,016,400	$ 36,101	$ 722,036	$ 294,364	
2042	$ 60,304	$ 61,600	$ 1,296	$200 X 308		$ 1,078,000	$ 39,028	$ 761,064	$ 316,936	
2043	$ 60,304	$ 61,600	$ 1,296	$200 X 308		$ 1,139,600	$ 4,710	$ 765,774	$ 373,826	
2044	$ 60,304	$ 61,600	$ 1,296	$200 X 308		$ 1,201,200	$ 189,797	$ 955,571	$ 245,629	
2045	$ 60,304	$ 61,600	$ 1,296	$200 X 308		$ 1,262,800	$ 1,928	$ 957,499	$ 305,301	
2046	$ 60,304	$ 61,600	$ 1,296	$200 X 308		$ 1,324,400	$ 13,486	$ 970,985	$ 353,415	
2047	$ 60,304	$ 61,600	$ 1,296	$200 X 308		$ 1,386,000	$ 19,841	$ 990,826	$ 395,174	
2048	$ 60,304	$ 61,600	$ 1,296	$200 X 308		$ 1,447,600	$ 34,712	$ 1,025,538	$ 422,062	
2049	$ 60,304	$ 61,600	$ 1,296	$200 X 308		$ 1,509,200	$ 218,484	$ 1,244,022	$ 265,178	
2050	$ 60,304	$ 61,600	$ 1,296	$200 X 308		$ 1,570,800	$ 10,332	$ 1,254,354	$ 316,446	
2051	$ 60,304	$ 61,600	$ 1,296	$200 X 308		$ 1,632,400	$ 2,172	$ 1,256,526	$ 375,874	
2052	$ 60,304	$ 61,600	$ 1,296	$200 X 308		$ 1,694,000	$ 52,619	$ 1,309,145	$ 384,855	
2053	$ 60,304	$ 61,600	$ 1,296	$200 X 308		$ 1,755,600	$ 2,259	$ 1,311,404	$ 444,196	
2054	$ 60,304	$ 61,600	$ 1,296	$200 X 308		$ 1,817,200	$ 437,671	$ 1,749,075	$ 68,125	
	$ 1,798,383	$ 1,817,200	$ 18,817	Net Overage in 30 years						
			$ 627	Overage per year						
			$ 2	Overage per property per year						

Reserve Study good for 5 years, then updated so 2030 and beyond only projections

Capital Reserve Charge Projection

UPDATED 2026

Start	Study	Plan	Difference		Cover from Contingency Fund	Cumulative Reserve	Projected Reserve Expenses	Cumulative Expenses	Net Reserve Balance		
	$ 45,000		$ (45,000)								
2025	$ 45,000	$ 46,200	$ 1,200	$150 X 308		**$ 46,200**	**$ 1,298**	**$ 1,298**	**$ 44,902**	**Actual**	
2026	$ 47,250	$ 46,200	$ (1,050)	$150 X 308		**$ 92,400**	**$ 19,473**	**$ 20,771**	**$ 71,629**	**Actual**	Expense sand and Echo
2027	$ 49,613	$ 46,200	$ (3,413)	$150 X 308		$ 138,600	$ 19,224	$ 39,995	$ 98,605		
2028	$ 52,093	$ 61,600	$ 9,507	$200 X 308	Dam Assessment Ends -$100	$ 200,200	$ 17,167	$ 57,162	$ 143,038		
2029	$ 54,698	$ 61,600	$ 6,902	$200 X 308		$ 261,800	$ 19,955	$ 77,117	$ 184,683	Move Echo Blower to 2026 ($649)	
2030	$ 57,433	$ 61,600	$ 4,167	$200 X 308		$ 323,400	$ 6,953	$ 84,070	$ 239,330	Move Sand to 2026 ($27,602)	
2031	$ 60,304	$ 61,600	$ 1,296	$200 X 308		$ 385,000	$ 1,461	$ 85,531	$ 299,469		
2032	$ 60,304	$ 61,600	$ 1,296	$200 X 308		$ 446,600	$ 32,885	$ 118,416	$ 328,184		
2033	$ 60,304	$ 61,600	$ 1,296	$200 X 308		$ 508,200	$ 1,520	$ 119,936	$ 388,264		
2034	$ 60,304	$ 61,600	$ 1,296	$200 X 308		$ 569,800	$ 283,584	$ 403,520	$ 166,280		
2035	$ 60,304	$ 61,600	$ 1,296	$200 X 308		$ 631,400	$ 1,582	$ 405,102	$ 226,298		
2036	$ 60,304	$ 61,600	$ 1,296	$200 X 308		$ 693,000	$ 7,246	$ 412,348	$ 280,652		
2037	$ 60,304	$ 61,600	$ 1,296	$200 X 308		$ 754,600	$ 48,506	$ 460,854	$ 293,746		
2038	$ 60,304	$ 61,600	$ 1,296	$200 X 308		$ 816,200	$ 97,431	$ 558,285	$ 257,915		
2039	$ 60,304	$ 61,600	$ 1,296	$200 X 308		$ 877,800	$ 110,703	$ 668,988	$ 208,812		
2040	$ 60,304	$ 61,600	$ 1,296	$200 X 308		$ 939,400	$ 1,746	$ 670,734	$ 268,666		
2041	$ 60,304	$ 61,600	$ 1,296	$200 X 308		$ 1,001,000	$ 36,101	$ 706,835	$ 294,165		
2042	$ 60,304	$ 61,600	$ 1,296	$200 X 308		$ 1,062,600	$ 39,028	$ 745,863	$ 316,737		
2043	$ 60,304	$ 61,600	$ 1,296	$200 X 308		$ 1,124,200	$ 4,710	$ 750,573	$ 373,627		
2044	$ 60,304	$ 61,600	$ 1,296	$200 X 308		$ 1,185,800	$ 189,797	$ 940,370	$ 245,430		
2045	$ 60,304	$ 61,600	$ 1,296	$200 X 308		$ 1,247,400	$ 1,928	$ 942,298	$ 305,102		
2046	$ 60,304	$ 61,600	$ 1,296	$200 X 308		$ 1,309,000	$ 13,486	$ 955,784	$ 353,216		
2047	$ 60,304	$ 61,600	$ 1,296	$200 X 308		$ 1,370,600	$ 19,841	$ 975,625	$ 394,975		
2048	$ 60,304	$ 61,600	$ 1,296	$200 X 308		$ 1,432,200	$ 34,712	$ 1,010,337	$ 421,863		
2049	$ 60,304	$ 61,600	$ 1,296	$200 X 308		$ 1,493,800	$ 218,484	$ 1,228,821	$ 264,979		
2050	$ 60,304	$ 61,600	$ 1,296	$200 X 308		$ 1,555,400	$ 10,332	$ 1,239,153	$ 316,247		
2051	$ 60,304	$ 61,600	$ 1,296	$200 X 308		$ 1,617,000	$ 2,172	$ 1,241,325	$ 375,675		
2052	$ 60,304	$ 61,600	$ 1,296	$200 X 308		$ 1,678,600	$ 52,619	$ 1,293,944	$ 384,656		
2053	$ 60,304	$ 61,600	$ 1,296	$200 X 308		$ 1,740,200	$ 2,259	$ 1,296,203	$ 443,997		
2054	$ 60,304	$ 61,600	$ 1,296	$200 X 308		$ 1,801,800	$ 437,671	$ 1,733,874	$ 67,926		
	$ 1,798,383	$ 1,801,800	$ 3,417	Net Overage in 30 years							
			$ 114	Overage per year							
			$ 0	Overage per property per year							

Reserve Study good for 5 years, then updated so 2030 and beyond only projections

Lake Wallkill Community
Balance Sheet
As of September 30, 2026

	Total		2027 Pro Forma Balance Sheet Community Funds	Comments
ASSETS				
Current Assets				
Bank Accounts				
CHASE CHECKING (1980)	196,519.54			
Chase CD's	159,343.36			
CHASE SAVINGS (1969)	25,009.37			
Total Bank Accounts	**$ 380,872.27**		$ 380,872	Starting Bank Balance
Other Current Assets				
LIABILITIES AND EQUITY				
Liabilities				
Current Liabilities				
Other Current Liabilities				
Bench Escrow	211.25		$ 211	
Brick Escrow	392.99		$ 393	
Capital Reserve	68,966.79		$ 71,629	
Direct Deposit Payable	0.00		$ 0	
Due to Swim Team	2,959.18		$ 2,959	
Due to Teen Canteen	3,421.79		$ 3,422	
Due to Women's Committee	30,660.54		$ 30,661	
Golf Outing	11,783.55		$ 11,784	
Total Payroll Liabilities	3,089.73		$ 3,090	
Prepaid Dues	2,273.07		$ 2,273	
Total Other Current Liabilities	**$ 123,758.89**		$ 126,421	Liabilites owed to committees
Total Current Liabilities	**$ 123,758.89**			
Long-Term Liabilities			$ 10,350	Water Quality Projects Reserve
Lawsuit Liability	0.00		$ 0	$10K reserve + 2026 Fees - $6k For Silt Study
LMPS Dues	0.00		$ 0	
Total Long-Term Liabilities	**$ 0.00**		$ 136,771	Total Liabilities
Total Liabilities	**$ 123,758.89**			
Equity			$ 244,101	Community Funds = Bank Bal - ALL Liabilities
Water Quality Projects Reserve (Septic Fee Reserve)	10,000.00			
			$ 43,904	2026 ETC Income
Fund Balance	247,113.38		$ 128,167	2026 ETC Expenses
			-$ 84,263	2026 ETC Net Change Income - Expenses
TOTAL LIABILITIES AND EQUITY		**$ 380,872.27**	$ 159,838	Proj Comm Funds Bal YE 2027
			$ (66,750.00)	Net Income Projected 2027
			$ 93,088.39	= 2027 Contingency fund of $93,088

Funding the 2026 Budget:

Dues:	$1,200 per property		
Capital Improvement:	$ 100 per property		
Total:	$1,300 per property		
Proposed Dues Bill:			
Dues	$1,300	($100 Capital Imp, $1,200 Dues)	
Dam Assessment (Loan Repayment)	$100	New Dam Study required from 2026 Dam Inspection	
Tree Removal Assessment	$65		
Total Dues & Assessments	$1,465		
CAPITAL RESERVE CHARGE	$150		
TOTAL with Capital Reserve	$1,615		

Past Contingency Funds

2019	$116,401
2020	$105,512
2021	$100,232
2022	$105,000
2023	$104,000
2024	$142,720
2025	$121,632
2026	$116,601

Budget Contingency Options:

6 Months -	$196,000
5 Months -	$164,000
4 Months -	$131,000
3 Months -	$100,000

Proposed 2027 LWK Operations Budget	Managers Help	Vehicle Fuel	Equipment, Repairs & Parts	Buildings/ Grounds	Sand & Salt	Capital Improvement	Roads/ Bridges	Truck	Water	Dam Engineering	Silt Study Bathymetric	TOTAL	
Managers Help	$19,500											$19,500	
Water System Expenses									$3,000			$3,000	
Truck Payments												$0	
Backhoe			$1,500									$1,500	
Mason Dump/Ford P/U			$1,500									$1,500	Tires and rear brakes
Sand & Salt					$0							$0	From Vernon
Road Repairs/maintenance						$31,800	$42,000					$73,800	
Street Sweeping							$5,000					$5,000	
Materials - QP, Stone, Cold Patch							$3,000					$3,000	
Clubhouse Screen Door Repair												$0	
New Tennis Court Net												$0	
Street Sign Brackets													
Make new Lifeguard chairs (2)	$1,000			$1,000									
Tree Removals				$20,280								$20,280	
Landscaping (Garden Committee)				$500								$500	Mulch Purchase
Septic Pumping Office & Clubhouse	$300			$600								$900	
Bury electric and security system lines				$5,300									
Dam Survey & Study										$49,000	$6,000	$55,000	
Unanticipated repairs	$700			$2,500								$3,200	
Repointing Bridge Walls							$166						
Misc Equipment & Repairs			$2,000									$2,000	
Clubhouse chinking repairs				$144									
Basketball court resurfacing				$17,354									
General Building Maintenance				$1,040									
Gravel for beach parking lots				$520									
Vehicle Fuel		$4,000										$4,000	
2027 Base Budget Totals	**$21,500**	**$4,000**	**$5,000**	**$49,238**	**$0**	**$31,800**	**$50,166**	**$0**	**$3,000**	**$49,000**	**$6,000**	**$219,704**	
Guide wires, new pole for lights & flags				$2,000	To be funded by Golf Committee								

Notes	A	B	C	D	E	F	G	H	J

Red Amounts from Capital Reserve - Total 2027 Capital Reserve Funding $19,225

Blue Amounts to be funded by Water Quality Reserve (Non Pumped Septic fees)

Note A Increased Helper labor for projected project work requiring 2 people (Shawn + Helper) + Min Wage Increase

Note B Vehicle fuel adjust for no plowing in 2024

Note C

Note D Tree Removals and

Note E

Note F Asphalt work on road edges and swalesm-

Note G

Note H Hold existing Mason Dump - no new truck payments

Note J Water System Maintenenace