

FLCA BUDGET 2026

INCOME	2025	2026 Budget Estimate	Comments
Community Center Rental Income	\$ 5,100.00	\$ 6,000.00	
Dues Income	\$ 108,000.00	\$ 105,000.00	
Boat Revenue	\$ 4,000.00	\$ 3,500.00	
CD Interest Income	\$ 1,400.00	\$ 1,400.00	
Breakfast with Santa	\$ 400.00	\$ 700.00	
Total Income	\$ 118,900.00	\$ 116,600.00	

CAPITAL EXPENDITURES			
COMMON AREAS			
COMMUNITY CENTER BUILDING	\$ 25,000.00	Paint and Flooring	
LAKE	\$ 10,000.00	Lagoon aerator redesign/new pump	
PARKS	\$ 12,000.00	Luttrell Park Paving	
	\$ 5,000.00	Steinken Shoreline Rocks	
Total CAPITAL EXPENDITURES	\$ 52,000.00		

EXPENSES	2025 Budgeted	2026 Budgeted
ADMINISTRATIVE		
BANKING RELATED		
Bank Charges	\$ 180.00	\$ 200.00
Stripe	\$ 1,000.00	\$ 1,500.00
Safety Deposit Box Fees		
Total BANKING RELATED	\$ 1,180.00	\$ 1,700.00
COMMUNICATIONS		
Newsletters/Event Mailings	\$ -	\$ -
Post Office Box Fee	\$ 134.00	\$ 175.00
Postage-Non-Dues Mailings		
Website Expenses	\$ 240.00	\$ 350.00
Total COMMUNICATIONS	\$ 374.00	\$ 525.00
DONATIONS	\$ 180.00	\$ 180.00
DUES RELATED		
Computer/Printing/Supplies etc	\$ 750.00	\$ 1,000.00
HOAstart Software	\$ 1,500.00	\$ 1,500.00
Postage-Dues Mailings		\$ 1,550.00
Vehicle/Boat/Beach Stickers		
Total DUES RELATED	\$ 2,250.00	\$ 4,050.00
FEDERAL INCOME TAXES PAID	\$ 100.00	\$ 100.00
ILLINOIS NOT-FOR-PROFIT FEE	\$ 10.00	\$ 10.00
INSURANCE		
Commercial Inland Marine Ins	\$ 150.00	\$ 150.00
Commercial Liability Ins	\$ 9,969.00	\$ 11,807.00
Commercial Liability Umbrella	\$ 3,264.00	\$ 3,593.00
Commercial Property Ins	\$ 4,018.00	\$ 4,792.00
Crime and Fidelity	\$ 100.00	\$ 100.00
Director's Ins	\$ 473.00	\$ 473.00
Liquor Liability Ins	\$ 944.00	\$ 1,000.00
Total INSURANCE	\$ 18,918.00	\$ 21,915.00
PROFESSIONAL FEES		
Accounting Fees	\$ 2,500.00	\$ 2,500.00
Quickbooks Software License	\$ 1,500.00	
Legal Fees	\$ 2,500.00	\$ 2,500.00
Total PROFESSIONAL FEES	\$ 6,500.00	\$ 5,000.00
STATE INCOME TAXES PAID		
Total ADMINISTRATIVE	\$ 29,512.00	\$ 33,480.00

MAINTENANCE/REPAIRS

COMMON AREAS			
Bollards (moved to cap ex)			
Footpath Maintenance			
Landscape Plantings	\$ 150.00	\$ 200.00	
Mowing/Trimming	\$ 680.00	\$ 920.00	
Sign Maintenance		\$ 1,000.00	
Tree Pruning/Removals		\$ 1,000.00	

Total COMMON AREAS	\$	830.00	\$	3,120.00
COMMUNITY CENTER BUILDING				
Appliances/Furnishings	\$	750.00	\$	2,000.00
Cleaning Service/Supplies	\$	1,900.00	\$	500.00
Electrical Service	\$	1,000.00	\$	1,000.00
Exterior Repairs	\$	300.00	\$	300.00
Gas Service	\$	1,700.00	\$	1,800.00
Interior Repairs	\$	600.00	\$	300.00
Parking Lot Maintenance				
Sewer/Water Service	\$	700.00	\$	700.00
Supplies-Trash Bags/TP/Soap etc	\$	200.00	\$	500.00
Parking Lot Sealcoating	\$	4,000.00		
Total COMMUNITY CENTER BUILDING	\$	11,150.00	\$	7,100.00
LAKE				
Aerator Elec Service-Erker				
Aerator Elect Service-Steinken	\$	396.00	\$	395.00
Aerator Maintenance	\$	900.00	\$	900.00
Weed Harvesting	\$	10,000.00	\$	10,000.00
Aquatic Plantings				
Beaver Removal				
Curley Leaf Treatments	\$	6,000.00	\$	6,000.00
Fish Stocking	\$	3,000.00	\$	3,000.00
Fish Studies	\$	-	\$	-
Goose Abatement Supplies	\$	125.00	\$	125.00
Lake Water Quality Testing	\$	2,375.00	\$	3,000.00
Ultrasound Algae Control				
Total LAKE	\$	22,796.00	\$	23,420.00
PARKS				
CENTRAL PARK				
Bollards				
Lake County Beach License	\$	231.00	\$	231.00
Landscape Planting	\$	150.00	\$	200.00
Mowing/Trimming	\$	1,720.00	\$	1,800.00
Turf Fertilization/Weed Control			\$	250.00
Mulch	\$	-		
Portable Restrooms	\$	2,400.00	\$	2,400.00
Sand	\$	-	\$	700.00
Sign Maintenance	\$	-	\$	-
Snow Plowing	\$	275.00	\$	275.00
Swimming Buoys/Ropes	\$	-	\$	200.00
Tree Pruning/Removals	\$	300.00	\$	300.00
Total CENTRAL PARK	\$	5,076.00	\$	6,356.00
COMMUNITY CENTER PARK				
Ballfield Maintenance	\$	1,600.00	\$	1,600.00
Bollards				
Landscape Plantings	\$	50.00	\$	100.00
Mowing/Trimming	\$	3,400.00	\$	4,000.00
Mulch	\$	4,700.00	\$	800.00
Playground Equip. Maintenance	\$	500.00	\$	500.00
Portable Restrooms	\$	2,400.00	\$	2,400.00
Sign Maintenance	\$	-		
Snow Plowing	\$	500.00	\$	500.00
Tree Pruning/Removals	\$	600.00	\$	600.00
Turf Fertilization/Weed Control	\$	575.00	\$	700.00
Total COMMUNITY CENTER PARK	\$	14,325.00	\$	11,200.00
ERKER PARK				
Bollards	\$	-	\$	-
Lake County Beach License	\$	231.00	\$	231.00
Landscape Planting	\$	150.00	\$	150.00
Mowing/Trimming	\$	1,720.00	\$	1,800.00
Turf Fertilization/Weed Control			\$	215.00
Mulch	\$	2,650.00	\$	500.00
Playground Equip. Maintenance	\$	500.00	\$	500.00
Portable Restrooms	\$	2,400.00	\$	2,400.00
Sand	\$	-	\$	700.00
Sign Maintenance	\$	-		
Snow Plowing	\$	275.00	\$	275.00
Swimming Buoys/Ropes				

Tree Pruning/Removals	\$	300.00	\$	300.00
Total ERKER PARK	\$	8,226.00	\$	7,071.00
LUTTRELL PARK				
Bollards				
Entry Keys/Boat Cables	\$	25.00		
Landscape Plantings	\$	150.00	\$	150.00
Mowing/Trimming	\$	1,720.00	\$	2,000.00
Turf Fertilization/Weed Control			\$	300.00
Mulch	\$	2,000.00	\$	500.00
Parking Lot/Drive Gravel	\$	500.00		
Portable Restrooms	\$	2,400.00	\$	2,400.00
Sand	\$	-		
Sign Maintenance	\$	-		
Snow Plowing	\$	275.00	\$	275.00
Tree Pruning/Removals	\$	600.00	\$	600.00
Total LUTTRELL PARK	\$	7,670.00	\$	6,225.00
STEINKEN PARK				
Bollards				
Lake County Beach License	\$	231.00	\$	231.00
Landscape Plantings	\$	150.00	\$	150.00
Mowing/Trimming	\$	1,720.00	\$	1,800.00
Turf Fertilization/Weed Control			\$	250.00
Mulch	\$	3,850.00	\$	800.00
Parking Lot Maint			\$	500.00
Playground Equipment				
Portable Restrooms	\$	2,400.00	\$	2,400.00
Sand	\$	-	\$	700.00
Sign Maintenance	\$	-		
Snow Plowing	\$	275.00	\$	275.00
Swimming Buoys/Ropes				
Tree Pruning/Removals	\$	300.00	\$	300.00
Total STEINKEN PARK	\$	8,926.00	\$	7,406.00
Total PARKS	\$	44,223.00	\$	38,258.00
Total MAINTENANCE/REPAIRS	\$	78,999.00	\$	71,898.00
PROMOTIONAL				
Breakfast With Santa	\$	4,000.00	\$	4,000.00
Community Cabin Fever Party	\$	1,589.00	\$	1,122.00
Community Open House Party	\$	1,000.00	\$	1,300.00
Easter Egg Hunt	\$	1,100.00	\$	1,100.00
Ice Cream Social			\$	1,000.00
Family Movie Night	\$	500.00	\$	500.00
Halloween Parade/Party	\$	1,100.00	\$	1,100.00
Ice Fishing Derby	\$	1,100.00	\$	1,100.00
Total PROMOTIONAL	\$	10,389.00	\$	11,222.00
Total Budgeted Expense		\$118,900.00		\$116,600.00
Total Actual Net Income		\$118,900.00		\$ 116,600.00