

2026-2027

**CANDLEWOOD SHORES TAX BUDGET**

ACCOUNT NUMBER	ACCOUNT TITLE	Budget 2025-2026	Projected Actuals 2025-2026	Budget 2026-2027	INCREASE OR DECREASE
<b>SHARED EXPENSES</b>					
503	MAINTENANCE CONTRACT	\$209,669	\$209,669	\$212,814	\$3,145
520	PROPERTY MANAGEMENT	\$80,321	\$80,322	\$82,732	\$2,410
521	OFFICE MANAGER/COMPLIANCE	\$58,800	\$63,729	\$73,000	\$14,200
531	INSURANCE BINDER	\$55,210	\$51,120	\$56,232	\$1,022
540	TELEPHONE	\$2,500	\$1,845	\$1,500	-\$1,000
541	HEATING	\$6,000	\$3,324	\$6,000	\$0
542	ELECTRICITY	\$8,500	\$6,058	\$8,500	\$0
545	OFFICE SUPPLIES	\$1,500	\$1,071	\$1,500	\$0
546	ADMIN. ADDITIONAL	\$8,000	\$11,018	\$11,000	\$3,000
549	CLEANING	\$1,600	\$3,990	\$4,000	\$2,400
550	BUILDING MAINTENANCE	\$1,500	\$500	\$1,500	\$0
555	SOFTWARE	\$4,000	\$2,494	\$4,000	\$0
556	PC MAINTENANCE	\$1,000	\$500	\$1,000	\$0
565	WEB SITE	\$500	\$519	\$550	\$50
575	ACCOUNTING	\$12,500	\$12,200	\$13,500	\$1,000
580	CONTINGENCY	\$1,500	\$0	\$1,500	\$0
<b>TOTAL SHARED</b>		<b>\$453,100</b>	<b>\$448,359</b>	<b>\$479,328</b>	<b>\$26,228</b>

ACCOUNT NUMBER	ACCOUNT TITLE	Budget 2025-2026	Projected Actuals 2025-2026	Budget 2026-2027	INCREASE OR DECREASE
590	SHARE PORTION (75%)	\$339,825	\$336,269	\$359,496	\$19,671
614	SECURITY	\$31,500	\$31,122	\$32,678	\$1,178
614A	ALARM	\$1,750	\$1,056	\$1,500	-\$250
620	BKFL R.E. TAXES	\$18,000	\$15,199	\$18,000	\$0
630	ROAD MAINTENANCE	\$3,000	\$3,613	\$5,000	\$2,000
632	SAFETY	\$11,800	\$1,313	\$5,000	-\$6,800
640	RECREATION	\$22,000	\$20,457	\$23,000	\$1,000
651	TRASH	\$3,095	\$2,946	\$3,095	\$0
660	LEGAL	\$10,000	\$7,193	\$12,000	\$2,000
671	BEACH MAINTENANCE	\$6,500	\$4,052	\$6,000	-\$500
674	MOORING/BOAT RAMP	\$1,000	\$500	\$1,000	\$0
675	GENERAL MAINT/OTHER	\$14,000	\$9,489	\$11,737	-\$2,263
688	CONTRIBUTION	\$1,000	\$1,000	\$1,000	\$0
699	BANKING EXPENSE	\$0	\$0	\$0	\$0
<b>TOTAL OPERATING EXPENSES</b>		<b>\$463,470</b>	<b>\$434,209</b>	<b>\$479,506</b>	<b>\$16,036</b>

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ACCOUNT NUMBER	ACCOUNT TITLE	Budget 2025-2026	Projected Actuals 2025-2026	Budget 2026-2027	INCREASE OR DECREASE
<b>CAPITAL EXPENSES</b>					
785	COMPUTER ACQUISITION	\$1,000	\$0	\$1,000	\$0
800	CLUBHOUSE UPGRADE	\$10,000	\$11,634	\$5,000	-\$5,000
940	80TH ANNIVERSARY FUND	\$2,000	\$0	\$2,000	\$0
845	BEAUTIFICATION	\$3,500	\$3,500	\$4,000	\$500
850	LAND ACQUISTION	\$25,000	\$15,000	\$25,000	\$0
860	ROADS EXPENSE	\$262,518	\$438,891	\$250,000	-\$12,518
863	ROAD DRAINAGE	\$500	\$0	\$500	\$0
875	PLAYGROUND FUND	\$1,000	\$0	\$1,000	\$0
879	Entrance Cameras/Gate - Security	\$0	\$0	\$30,000	\$30,000
880	BOAT RAMP UPGRADE	\$1,000	\$0	\$0	-\$1,000
	BEACH RESTORATION PROJECT	\$0	\$0	\$100,000	\$100,000
881	BEACH RETAINING WALL	\$2,000	\$0	\$0	-\$2,000
882	BOAT RAMP ROADWAY	\$2,000	\$0	\$0	-\$2,000
883	SIDEWALK TO BEACH	\$1,000	\$0	\$0	-\$1,000
884	BEACH FENCE	\$5,000	\$0	\$0	-\$5,000
<b>TOTAL CAPITAL EXPENSES</b>		\$316,518	\$469,025	\$418,500	\$101,982
<b>TOTAL TAX EXPENSE</b>		\$779,988	\$903,234	\$898,006	\$118,018

ACCOUNT NUMBER	ACCOUNT TITLE	Budget 2025-2026	Projected Actuals 2025-2026	Budget 2026-2027	INCREASE OR DECREASE
	GRAND LIST	\$208,358		\$211,034	
	MIL RATE	3.7435		3.7435	

**2026-2027**

**CANDLEWOOD SHORES TAX BUDGET**

TOTAL TAXES	\$779,988	\$790,006
FROM RESERVE FUND	\$0	\$108,000
BUDGET TOTAL	\$779,988	\$898,006

\*All surplus from 2026-2027 budget to be reallocated to capital impro. 960 Roads.