

2026-2027

CANDLEWOOD SHORES TAX BUDGET

ACCOUNT NUMBER	ACCOUNT TITLE	Budget 2025-2026	Projected Actuals 2025-2026	Budget 2026-2027	INCREASE OR DECREASE
SHARED EXPENSES					
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
TOTAL SHARED		\$453,100	\$448,359	\$479,328	\$26,228

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	\$25,000	\$3,000

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651 TRASH	\$3,095	\$2,946	\$3,095	\$0
660 LEGAL	\$10,000	\$7,193	\$52,000	\$42,000
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
TOTAL OPERATING EXPENSES	\$463,470	\$434,209	\$521,506	\$58,036

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CAPITAL EXPENSES					
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	\$28,000	\$3,000
860	ROADS EXPENSE	\$262,518	\$438,891	\$205,000	-\$57,518
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

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TOTAL CAPITAL EXPENSES	\$316,518	\$469,025	\$376,500	\$59,982
TOTAL TAX EXPENSE	\$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	
	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.