

CDE Ratified Budget

for

Fiscal Year 2026

Ratified 08.02.2025

Operating Budget Items	2026 Ratified Budget	2025 Actual YTD*	2025 Ratified Budget	Trailing 5-year Averages**
Income				
1 POA Dues (37 lots @ \$1,000 ea.)	\$ 37,000.00	\$ 37,000.00	\$ 37,000.00	\$ 22,416.00
2 Assessments	\$ -		\$ -	
3 Interest	\$ 250.00	\$ 470.20	\$ 375.00	\$ 259.00
4 BRMC Sign License	\$ 1,900.00	\$ 2,425.00	\$ 1,900.00	\$ 1,200.00
5 Miscellaneous	\$ -	\$ -	\$ -	\$ 389.00
Total Income	\$ 39,150.00	\$ 39,895.20	\$ 39,275.00	\$ 24,264.00
Expenses				
1 Wells - Power, Maintenance, & Repairs				
a) BRE electricity	\$ 3,500.00	\$ 3,246.35	\$ 3,000.00	\$ 2,795.00
b) General maintenance & repairs	\$ 5,000.00	\$ 6,844.62	\$ 5,000.00	\$ 3,440.00 **
c) Well Water Testing	\$ 120.00	\$ 100.00	\$ 120.00	\$ 112.00
<i>Subtotal for Wells</i>	<i>\$ 8,620.00</i>	<i>\$ 10,190.97</i>	<i>\$ 8,120.00</i>	<i>\$ 6,347.00</i>
2 Snow/ice Removal on Roads	\$ 3,500.00	\$ 420.00	\$ 5,000.00	\$ 1,405.00
3 Insurance for POA	\$ 1,075.00	\$ 1,045.00	\$ 1,015.00	\$ 729.00
4 Meetings	\$ -		\$ 100.00	\$ -
5 Supplies	\$ 50.00		\$ 50.00	\$ -
6 Watauga County Taxes & Fees	\$ 35.00	\$ 56.54	\$ 35.00	\$ 23.00
7 Federal and State Taxes	\$ 500.00	\$ 105.00	\$ 500.00	
8 Road Repairs & Maintenance	\$ 2,500.00	\$ -	\$ 1,500.00	\$ 840.00
9 Attorney Fees				
a) General consultation	\$ 1,000.00	\$ 170.00	\$ 2,000.00	\$ 386.00
b) Seminar on POA governance	\$ -	\$ 500.00	\$ 500.00	
<i>Subtotal for Attorney Fees</i>	<i>\$ 1,000.00</i>	<i>\$ 670.00</i>	<i>\$ 2,500.00</i>	<i>\$ 386.00</i>
10 Miscellaneous				
a) PO Box, mailing, & shipping	\$ 250.00	\$ 250.00	\$ 200.00	
b) Memorial contributions	\$ 100.00	\$ 150.00	\$ 100.00	
c) Zoom annual supscription	\$ 165.00	\$ 159.90	\$ 165.00	
<i>Subtotal Miscellaneous Expenses</i>	<i>\$ 515.00</i>	<i>\$ 559.90</i>	<i>\$ 465.00</i>	<i>\$ 2,001.00 **</i>
Total Operating Expenses	\$ 17,795.00	\$ 13,047.41	\$ 19,285.00	\$ 11,731.00 Yrs 2020 -2024
11 Capital Repairs/Replacements				
a) Well #3	\$ -	\$ 10,267.91	\$ 11,000.00	NA
b) Roads/culverts	\$ -			
Total Capital Expenditures	\$ -	\$ 10,267.91	\$ 11,000.00	\$ -
Total Operating and Capital Expenses	\$ 17,795.00	\$ 23,315.32	\$ 30,285.00	NA

*(Thru 07.23.2025)

**Notes regarding Trailing 5-year Average Expenses:

1. Average excludes \$51,200 for new Well 2A in 2022
2. Prior Miscellaneous expenses included IRS, water testing, and site prep/restoration of well repair areas.

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Capital Reserve Budget Items	2026 Ratified Budget	2025 Actual YTD	2025 Ratified Budget	Trailing 5-year Averages*
Income				
1 Deposits & Transfers from POA Annual Dues	\$ 25,000.00	\$ 50,000.00	NA	NA
2 Special Assessments	\$ -		NA	NA
3 Interest (2.5% in FY 2025 & 2026)	\$ 1,900.00	\$ 92.55	NA	NA
4 Miscellaneous	\$ -	\$ -	NA	NA
Total Deposits & Income	\$ 26,900.00	\$ 50,092.55	\$ -	\$ -
Funds Available by End of FY 2026	\$ 76,992.55			
Expenses				
1 Wells and Water Supply Systems	\$ -	NA	NA	NA
2 Road Repairs & Maintenance	\$ -	NA	NA	NA
3 Other Capital Expenditures	\$ -	NA	NA	NA
Total Capital Expenditures	\$ -	\$ -	\$ -	\$ -
Net Funds Available by End of FY 2026	\$ 76,992.55			