



HEBGEN LAKE ESTATES OWNERS' ASSOCIATION

2026 BUDGET

ESTIMATED ANNUAL INCOME:

Dues 131 Lots @ \$75 Lot.....	\$9,825
Architectural Review Fees.....	<u>\$900</u>
Total Income.....	\$10,725
Estimated Bank Balance Carried Forward.....	<u>\$40,000</u>
TOTAL REVENUE.....	\$50,725

ESTIMATED ANNUAL EXPENSES:

Weed Management ¹	\$7,000
Attorney's Fees ²	\$5,000
Property Manager ³	\$4,500
Liability Insurance.....	\$1,800
Uncollectable Delinquent Dues ⁴	\$1,500
Printing.....	\$700
Postage & USPS Box Rental ⁵	\$688
Office Supplies.....	\$400
Constant Contact Email Service ⁶	\$312
Website hebgenlakeestates.org management fees.....	\$158
IRS & MT Non-Profit Filing Fees.....	<u>\$80</u>
TOTAL EXPENSES.....	<u>\$21,128</u>
TOTAL REVENUE MINUS EXPENSES.....	(\$10,403)⁷
ESTIMATED YEAR END BANK BALANCE.....	\$40,322

¹ Changing to spraying common spaces and roadways rather than individual owners lots may increase costs if implemented in 2026.

² Current hourly rate is \$425; covenant amendment process will take several years to complete.

³ \$375 monthly will be the cost of property management.

⁴ Over 15% of dues are uncollectable.

⁵ Large box is costing \$188; smaller cheaper mail box would be adequate.

⁶ Recommend dropping Constant Contact & switching to free application service like Google Sheets.

⁷ Deficit of income over expenses (negative spending) will deplete operating & emergency funds in several years unless dues are increased.

