

**Approved 2026 Society Budget**

Heritage Hills Society, LTD

10/22/2025**2.50% Society Fee Increase**

				2026
		Description		Budget
OPERATING INCOME				
		6310-00 Society Fees	\$	5,259,466
		6910-01 Society Fees Reserves Xfer	\$	1,035,677
Total SOCIETY FEE INCOME				\$ 6,295,143
Miscellaneous Income				
		6315-00 Purchasers Contribution Sale	\$	180,000
		6316-00 Halston Media (Advertising Contribution)-	\$	15,000
		6335-00 Bridge Club Donations	\$	2,500
		6340-00 Late Fee Income	\$	10,000
		6350-00 Legal Fees Reimbursement	\$	6,000
		6380-00 Owner NSF Fees Income	\$	125
		6400-00 Operating Interest	\$	18,000
		6440-00 Replacement ID Cards-Income	\$	500
		6450-00 Miscellaneous Revenue	\$	3,100
		6455-00 Maint Yard/Mdwlrk Park Income	\$	115,000
Total MISCELLANEOUS INCOME				\$ 350,225
Total OPERATING INCOME				\$ 6,645,368
OPERATING EXPENSE				
ACTIVITIES BUILDING				
		7015-00 Activities-Electricity	\$	24,000
		7020-00 Activities-Oil & Propane	\$	26,000
		7025-00 Activities-Water/Sewer	\$	7,500
		7030-00 Activities-Communication	\$	17,500
		7040-00 Activities-Repair/Maint	\$	30,000
Total ACTIVITIES BUILDING				\$ 105,000
COMMUNITY ACTIVITIES				
		7050-00 Library-Supplemental Activit	\$	5,000
		7060-00 Garden-Supplemental Activ.	\$	-
		7070-00 Bocce-Supplemental Activ.	\$	2,500
		7077-00 Health & Safety Committee	\$	1,250
		7080-00 Community Mailings	\$	17,500
		7090-00 Community Activities	\$	16,000
Total COMMUNITY ACTIVITIES				\$ 42,250
FITNESS CENTER				
		7105-00 Fitness-Personnel/Staff	\$	123,740
		7115-00 Fitness-Electricity	\$	16,000
		7120-00 Fitness-Heating Oil	\$	16,000
		7125-00 Fitness-Water/Sewer	\$	14,000
		7130-00 Fitness-Communication	\$	2,800
		7135-00 Fitness-Bldg Repair/Maint	\$	17,500
		7140-00 Fitness-Equip Repair/Maint	\$	10,000
Total FITNESS CENTER				\$ 200,040
LAKE LODGE				
		7205-00 Lake Lodge-Electric	\$	24,000
		7210-00 Lake Lodge-Heating Oil/Propane	\$	1,000
		7215-00 Lake Lodge-Water/Sewer	\$	7,000

		7220-00 Lake Lodge-Communications	\$	4,500
		7225-00 Lake Lodge - Repairs/Maint	\$	20,000
Total LAKE LODGE			\$	56,500
TENNIS/PLATFORM TENNIS				
		7305-00 Tennis-Electricity	\$	1,000
		7310-00 Paddle Tennis Propane	\$	2,500
		7315-00 Tennis-Repairs/Maint	\$	12,000
		7320-00 Tennis Reconditioning Contract	\$	13,000
Total TENNIS/PLATFORM TENNIS			\$	28,500
POOLS				
		7410-00 Pools-Lifeguards	\$	185,000
		7415-00 Pools-Maintenance/Seasonal	\$	25,000
		7420-00 Pools-Furniture & Equipment	\$	-
		7425-00 Pools-Electricity	\$	15,000
		7430-00 Pools-Natural Gas & Propane	\$	22,500
		7435-00 Pools-Water/Sewer	\$	14,000
		7465-00 Pools-Communications	\$	2,000
		7470-00 Pools-Repairs & Maintenance	\$	50,000
		7475-00 Blue Water Contract	\$	69,005
		7480-00 Pool Supplies	\$	16,000
		7485-00 Lifeguard Supplies	\$	6,500
Total POOLS			\$	405,005
TRANSPORTATION				
		7510-00 Transportation-Personnel Staff	\$	98,875
		7515-00 Bus Transportation-Gasoline	\$	16,000
		7520-00 Transportation-Repairs	\$	12,000
Total TRANSPORTATION			\$	126,875
ROADS & GROUNDS				
		7605-00 Electricy-Str Lights/Grounds	\$	57,500
		7615-00 Road Signs/Guide Rails	\$	12,500
		7620-00 Pond Maintenance	\$	32,500
		7625-00 Street Light Maintenance	\$	30,000
		7630-00 Landscaping/Snow Removal Contr	\$	846,342
		7632-00 Landscape Plantings	\$	28,000
		7633-00 Landscape Projects	\$	10,000
		7635-00 Storm Cleanup/Addl SnowRemoval	\$	40,000
		7640-00 Society Vehicles-Gasoline	\$	12,000
		7645-00 Vehicles-Repairs	\$	6,000
Total ROADS & GROUNDS			\$	1,074,842
SECURITY				
		7705-00 Security Contract	\$	1,253,468
		7710-00 Security Communication	\$	1,000
		7711-00 Security Repairs and Maintenance	\$	(3,500)
Total SECURITY			\$	1,250,968
GENERAL ADMINISTRATION				
		7805-00 Bank Fees/Late Fees	\$	-
		7810-00 Personnel-Staffing/Admin	\$	151,880
		7815-00 Personnel-Staffing/Maintenance	\$	609,867
		7820-00 Audit & Accounting Fees	\$	12,500
		7830-00 Management Fees-Property	\$	182,452
		7835-00 Managment Fees-Finance	\$	215,804
		7838-00 Professional Services	\$	3,900
		7840-00 Office Equipment	\$	10,500

		7841-00 AV & Tech Equipment	\$	7,500
		7845-00 Legal Fees-General	\$	12,500
		7850-00 Legal Expenses-Collections	\$	20,000
		7855-00 Permits & Fees	\$	6,500
		7860-00 Refuse Removal	\$	12,000
Total GENERAL ADMINISTRATION			\$	1,245,403
MAINTENANCE YARD				
		7905-00 Yard-Personnel Staff	\$	87,313
		7915-00 Yard-Electricity	\$	11,000
		7918-00 Yard-Gas Fuel Expense	\$	-
		7919-00 Yard- Diesel Fuel Expense	\$	-
		7920-00 Yard-Heating Oil	\$	7,500
		7925-00 Yard-Water & Sewer	\$	2,500
		7930-00 Yard-Communications	\$	4,000
		7935-00 Yard-Repairs & Maintenance	\$	20,000
Total MAINTENANCE YARD			\$	132,313
CENTRAL SUPPLY				
		8010-00 Central Office Expenses	\$	30,000
		8020-00 Cleaning & Bldg Supplies	\$	52,500
Total CENTRAL SUPPLY			\$	82,500
MEADOWLARK PARK				
		8101-00 Meadowlark Park-Electricity	\$	17,000
		8103-00 Meadowlark Park-Water & Sewer	\$	3,000
		8104-00 Meadowlark Park-Bldg R&M	\$	8,000
		8105-00 Meadowlark Pk-Landscape Maint.	\$	65,000
		8106-00 Meadowlark Park-Storm Cleanup	\$	15,000
Total MEADOWLARK PARK			\$	108,000
INSURANCE				
		8210-00 Insurance Expense TBD	\$	240,062
Total INSURANCE			\$	240,062
TAXES				
		8310-00 Income Taxes	\$	-
		8320-00 Real Estate Taxes	\$	800
Total TAXES			\$	800.00
DEBT SERVICE				
		8406-00 PCSB Bank Yard Loan Principal	\$	83,308
		8407-00 PCSB Bank EHGC Loan Principal	\$	156,317
		8410-00 Interest Expense-Yard Loan	\$	9,988
		8411-00 Interest Expense-EHGC	\$	4,435
Total DEBT SERVICE			\$	254,048
EMPLOYEE BENEFITS				
		8505-00 Health Insurance	\$	130,927
		8510-00 Dental Insurance	\$	7,000
		8515-00 Life and AD&D Insurance	\$	4,500
		8520-00 Retirement Plan-401K ER	\$	2,750
		8525-00 Payroll Taxes-Employer Liabty	\$	84,008
		8530-00 Workers Compensation	\$	22,000
		8535-00 Disability & PFL Insurance	\$	250
		8540-00 Benefit Management	\$	2,400
		8545-00 Payroll Processing	\$	2,750
Total EMPLOYEE BENEFITS			\$	256,585
MAJOR PROJECTS EXPENSE				
		9005-01 Access Card System-Pool Gates	\$	-
		9030-01 Activities Ctr - Re-decorating	\$	20,000

		9034-01 Pickleball Canopy	\$	-
		9036-01 Audio Equipment Upgrade (Madeo)	\$	-
		9037-01 Re-locate Broadcast Equip (Madeo)	\$	-
		9038-01 Art Studio Doors	\$	-
		9039-01 Split System Lake Lodge	\$	-
		9060-01 Storm Water Mgmt	\$	150,000
		9070-01 Road Pavings	\$	300,000
		9099-01 Contingency	\$	193,148
		9307-01 New Fitness Ctr Equipment	\$	35,000
		9311-01 Replace Pool #3 Mechanical Equipment	\$	-
		9313-01 Pool 4 Repairs	\$	-
		9315-01 Purchase New Shuttle Bus	\$	-
		9316-01 Website Development/Communication	\$	5,000
		Activities Patio Conservatory	\$	232,529
		New Maintenance Truck	\$	45,000
		MLP - Meadow Pond Gazebo	\$	25,000
		MLP - Trail Development	\$	15,000
		Bocce Plaza - Replace Existing Fabric	\$	15,000
		Total MAJOR PROJECTS EXPENSES	\$	1,035,677
		Total OPERATING EXPENSE	\$	5,609,691
		TOTAL EXPENSES	\$	6,645,368
		TOTAL INCOME	\$	6,645,368
		VARIANCE	\$	-