

Regular Board Meeting Minutes

Date: Monday, April 13, 2026

Time: 1:00 PM

Format: Hybrid — Retzlaff Hall & Google Meet

Google Meet Access: Attendees may log in beginning at **12:45 PM** using the following link:
<https://meet.google.com/cib-mzxg-zbc>

1. Call to Order: Lisa Seiser called the meeting to order at 1:00 pm.

2. Roll Call (SEPO Board):

Lisa Seiser, Gay Paxton, William Petersen, Tom Perrier, Pat Heinerikson, Phillip Lay, Tracy Wagner (present through Google Meet)

3. Pledge of Allegiance: The Pledge was recited by attendees.

4. Verification of Notice and Agenda Posting

The notice and posting of the agenda was verified by Gay Paxton.

5. Agenda Amendments

A well update was added to the meeting agenda.

6. Approval of Minutes

The **March 9, 2026**, meeting minutes were approved as presented.

7. Board of Directors Reports

a. Golf Course — William Petersen

The golf course conditions are improving due to training, progress, focusing on turf recovery, playability, and pest control. Sand is being procured for aeration scheduled between April 18th and 20th, and initial mowing has been completed with turf filling in uniformly. Maintenance is also focused on vertical cutting and topdressing tee boxes to improve surface consistency and turf health, and an active program is underway for pest and weed control. (See Bill's report for more details.)

A survey for all homes regarding the golf course is planned for October, as many residents are currently not present. The survey will ask whether the resident is a golfer and how often they play, to gather more community input.

b. Common Grounds, Area 1 — Pat Heinerikson

Two small leaks in the office area were immediately repaired by the roofing company. Compromised ceiling tiles were replaced, and there have been no leaks since the repairs. Future tasks include finishing miscellaneous jobs related to the roof, such as putting down downspouts, tuck-pointing brickwork, and repairing disturbed electrical systems.

The hall storage area was organized by Liz Deitrick and Pat L'Heureux, which involved segregating materials used yearly (Easter, Thanksgiving) from those used weekly (crafts). A new rack was purchased to provide more space, and both freezers were defrosted and old contents, some dated 2024, were discarded to ensure only fresh items are present for future women's club events.

Upcoming projects include finishing outside work, taking down and drying out the whirlpool, updating Valerie's office, and freshening up the hall bathrooms with new fixtures and paint. The goal for the bathrooms is to update them, as they cannot be redone to be wheelchair accessible due to space constraints.

c. Common Grounds, Area 2 — Tom Perrier (See Tom's attached report)

d. Common Grounds, Area 3 — Phillip Lay

A list of four lots needing finished gravel has been provided to staff, though they may not be completed until the fall. A complaint about chiggers in the back dog park was passed on, and it was noted that if spraying would occur, the park would need to be closed for a day to address the issue.

e. Treasurer's Report — Tracy Wagner (See Tracy's attached financial report & accompanying graphs)

Following a review of the March financial transactions and the preliminary reports being sent to the board and CPA, a motion was made and seconded to officially approve the March 2026 financial reports. The motion carried.

f. Secretary's Report — Gay Paxton

The current computer system is expected to need replacement in the next year or two, and Bill will investigate current minor issues, which are likely memory related.

8. Architectural Committee Report

Matt Lyne introduced the ACC members, Brad Anderson, Charlie Gardner, president Terry Lacy, and Nancy Lyne. He stated they are proud to be on this committee. They meet twice a month even though bylaws say they only must meet once a month to expedite residents' requests.

All requests must be made in written form. Valerie has the forms in her office. There is a fence on the golf course at 4240 North Minnesota Street. The issue was discussed and the Architectural Committee will handle it. Any fences that are built on the golf course are required to follow all SEPO guidelines.

There are two sheds that are oversized in the storage area. The issue was discussed and will be handled by the Architectural Committee. Sheds are limited to 10 x 10 feet. All of the sheds should be inspected for compliance with SEPO guidelines. The owners will be notified of the need to remove their sheds with a generous deadline.

Sheds that have debris lying near them will need to have the debris removed. There will be an inspection, and owners will be asked to clean up the debris.

9. Five-Year Planning Committee Report

The Five-Year Planning Committee will continue to meet. They are recommending that the board move forward with road repairs. A complete package (RFP) of what is needed is going out next week to determine potential costs and work specifics.

The board will need to determine whether there is adequate funding to make all this happen based on the costs /RFPs that are returned for this road work.

10. Unfinished Business

a. Discussion/Traffic calming

The board discussed traffic calming as a means of changing driver behavior, specifically addressing the perception of speeding on major streets like Minnesota. Data collection, including the use of a police speed radar trailer, is planned. Other ideas include mini roundabouts, multi-stop conditions, and electronic signs that display actual speeds.

No action was taken on traffic calming ideas, as more data collection is needed. There have been no reported physical accidents, property damage, injuries, or deaths related to traffic. The board agreed that they do not want to use speed bumps, and the topic will be reconsidered later this summer or in June at another board meeting.

b. Discussion: Camera in the maintenance shed –

This discussion will be tabled until the next board meeting.

c. Action Item: Spring Dumpster — Lisa Seiser

The provided spring dumpster filled up within a few days and was a great success. The cost was \$400 and it was a service clearly needed and desired by our residents.

d. Action Item: Community Recycling Bin — Lisa Seiser

Recycling is picked up every Thursday morning, and it will cost about \$1,000 per year for weekly pickup. The bin is getting filled; residents are using it properly. All aluminum cans still need to go in the can shed (proceeds go to the Woodshop). There is a list of what can go in the bin posted on the bin. No plastic bags and no glass. You can put tin cans, cardboard, plastic bottles, and paper in the bin.

e. Discussion: update on two assistants for each director

Tom is good with his help. Lisa has names for Phillip. Tracy has someone helping her. Pat and Gay are still looking for some support. Each director was tasked to find a small 2-person committee to help with continuity purposes for future years and to get more residents involved in the community.

f. Discussion: T-Fiber update

(See Tom's Fiber optic update attachment)

g. Discussion: Well update

(See Tom's well update attachment)

11. New Business

a. Discussion: Creation of Election/Results Analysis committee

An Election Result Analysis Committee has been created to review the results of the covenant and other votes, aiming to determine how to successfully pass similar initiatives within the community. The three-person committee currently includes Lisa Seiser, Judy Stone, and Jeanette Makowiec. Beth Parrish will be supplying the committee with information from the 2026 Election to assist them with this work.

b. Discussion: Creation of Safety committee

A motion was made and carried to create a five-person Safety Committee. This committee will review safety concerns in common areas, including lighting, walkways, stairs, the pool, and parks, and will also look at developing emergency plans for weather

and fire, promoting traffic and pedestrian safety, and coordinating neighborhood watch efforts.

c. Discussion: 5-year Planning Committee membership update

The Committee will remain the same as its current membership. An alternate has been added who will be invited to meetings and can take the role if any member decides to leave the committee.

d. Discussion: Homeowners Property Maintenance

The board discussed how to be more proactive in addressing homeowner property maintenance issues, such as weeds and abandoned-looking properties. It was suggested that the board seek guidance from the HOA attorney regarding the extent of our authority and enforcement capabilities before taking further action. President Lisa Seiser will reach out to the attorney.

e. Discussion:

Golf Course Surveys and distribution/timing (see notes under 7a, Bill's report)

f. Discussion:

New computer for secretarial position (see notes under 7f, Gay's report)

12. Resident Suggestions and Complaints

a. Submitted complaint forms provided to the Board:

Some resident complaints were handled with the residents by board members prior to the board meeting.

13. Recess

Call **10-minute recess** prior to Employee Meeting — Lisa Seiser

Recess for Employee meeting at 2:33 pm.

14. SEPO Employee Meeting: called at 2:42 pm

a. Employee Schedules and Project Management:

Weekly and monthly employee schedules have been collected and align with expectations, with a list of projects beyond regular tasks being posted on a board in Valerie's office. This board is intended to improve communication by letting board members and residents know which non-routine projects are currently being addressed.

b. Communication Protocol for Employee Assistance:

The board discussed the need for better communication when employees are pulled away from their routine duties to assist directors with other tasks. It was generally agreed that significant deviations or large projects should be communicated to the director of the affected area and potentially full board, with irrigation being a priority.

c. Employee Communication and Awareness:

Employees affirmed they rely on each other for assistance and try to communicate significant issues like water leaks to Bill via text. They requested that employees communicate absences to help colleagues and the office know who is available, especially for last-minute issues.

d. Employee Boundaries and Appreciation:

Employees were reminded that technically only the board members are their employers, and they should redirect resident requests to the appropriate director or person to avoid being pulled off tasks by residents. The employees were praised for their diligence and were thanked for the successful implementation of payroll direct deposit. The employees are grateful for the direct deposit.

15. Potential Executive Session

This meeting **may enter executive session** to consider matters involving: personnel; pending or threatened litigation; contract negotiations; enforcement actions; confidential communications with the Property Owners Association attorney; matters involving invasion of privacy of individual owners; or matters requested to remain confidential by affected parties with Board agreement.

The board went into executive session at 2:56 after the employee meeting to address confidential resident suggestions/complaints.

16. Adjournment

a. Motion and Vote to Adjourn

Motion to adjourn was made at 2:56 pm. The motion was unanimously approved.

b. Announce Time of Adjournment

Adjournment occurred at 2:56 pm.

c. Stop Google Meet Recording

Google recording was stopped at 2:56 pm.

d. End Google Meet Session

Google Meet session was stopped at 2:56 pm. **Meeting minutes respectfully submitted by Gay Paxton, SEPO Secretary**

We will have another employee meeting in June when we have our board meeting. Date TBD.

Attachments/Reports:

Mar 4, 2026

Golf Course Infrastructure & Greens Performance Summary

Date: March 1, 2026

Prepared By: William Petersen

Executive Overview

An inspection of the irrigation system has identified significant deficiencies impacting turf health, particularly on putting surfaces. Current system failures are preventing uniform water distribution, directly limiting our ability to maintain greens at a high-performance standard.

Immediate corrective action is required to prevent turf decline and increased long-term restoration costs.

1. Irrigation System Deficiencies

Plugged / Non-Functioning Sprinkler Heads

Affected areas include:

- 4 Greens
- 4 Fairways
- 8 Tee Boxes

Technical Issues Identified:

- Sand and debris obstruction in nozzles
- Reduced arc rotation
- Uneven precipitation rates
- Dry spot development
- Declining distribution uniformity (DU)

Electrical / Control Failures

- Multiple sprinkler heads non-operational due to broken or compromised wiring
- Valves failing to activate consistently
- Suspected aging wire splices and potential rodent damage
- Incomplete zone coverage as a result

2. Operational Impact

The current irrigation inconsistencies are causing:

- Localized drought stress on greens
- Reduced turf density
- Inconsistent firmness and ball roll
- Increased labor for hand-watering

Mtg. Report 4.13.26

I've been working on getting the repairs done and collecting on invoices that I had Valerie send to SimplyVast. Discussions with the drainage district. Meeting with the city engineer for roads repairs. Several visits with individuals in the HWWS water construction dept. Several mtgs with Tony Trammel on SEPO road repair. Working with Lalo, Manny, and Joe on getting the pumps for the irrigation system protected from low pressure and high pressure events. Talking with several residents about concerns they have. Working on some camera issues.

Noticed that someone has broken the cover on the locking receptacle outlet, for the sump pump in the fenced in dog park on TX. Ave.

Please leave this box alone, you risk electrocution if you're standing in water.

SimplyVast Fiber Final Report 4.13.2026

Invoiced items;

Labor	\$3644.95
Parts/Mat'l	<u>\$3258.98</u>
	\$6903.93

Temp Water Meter	
Invoiced	\$307.05
Paid (4.8.26)	<u>\$228.32</u>
Due	(\$78.73)

I met with Gabriel Flores, Project Dir. RGV, T-Fiber/Metronet, and Rob Harvey, Construction Lead, and discussed what Sunshine was invoicing for.

They had some questions about how I came up with the amounts we were invoicing them. After a little back and forth they agreed to pay these invoices and to supply people to repair areas in Sunshine that needed attention and to repair an irrigation line on the Minnesota ditch that had started leaking.

They will be bringing in clean soil and throwing down grass seed where appropriate.

From: Gabriel Flores Gabriel.Flores@metronet.com
Subject: Pending Sunshine Estate Invoices
Date: Apr 13, 2026 at 8:03:43 AM
To: thomas perrier tomperrier1@gmail.com
Cc: Jeff LeRoy Jeff.Leroy@metronet.com, Josh
Lunsford Josh.Lunsford@metronet.com, Cody
Brown Cody.Brown@metronet.com

Tom, good morning I wanted to follow up with you on the pending invoices. I have sent out communication to our Damage Claims team to ensure we are expediting the payment. I will update you as soon as I have a date for the checks estimated arrival. If you have any questions please let me know.



Gabriel Flores

Project Director | Metronet

Gabriel.Flores@metronet.com

• McAllen, TX

Well Update 4.13.26

I've been working on installing the plumbing needed for using HWWS(city) water for irrigation in Sunshine Estates. I looked at this back in December/January of 2024-25 and thought the cost of water from the city, \$32,000 per year was too high, considering we were paying \$2600 a year for resaca water. And the cost of putting in a well, over time, would be the better choice.

After drilling the first hole and finding that the water was too high in TDS (salty), I found a company that claimed to be able to tell if there was fresher water in Sunshine, that we could access. They found fresher water but it was still high in TDS and couldn't be used without some constant management. And I didn't think our employees had the expertise to handle this task, and hiring a professional turf manager was an expense I didn't feel the residents of Sunshine wanted to take on.

Through most of this process Jerry Wetherbee has been providing me with valuable assistance in determining what we need and what we are trying to accomplish. Through conversations with Jerry, we thought about looking into city water again.

We have come up with some numbers and options for using the water we have access to, and making it available to residents at a cost that would be cheaper than watering from their house spigots.

The estimated max use of water for just the golf course is 1.44 millions of gallons per month(30 days). That's 160 sprinklers operating 15 minutes a day. At \$1.83 per 1000 gallons = \$2635.20 a month, \$31,622.40 per year. And this doesn't include filling the ponds.

The Harlingen Irrigation District is charging \$200 a month for 10 acre feet of water, \$2400 per year.

This is on a month to month basis and could be shut off at anytime, and is only for golf course use. I've been told that they are not offering this to Stuart Place Golf Course.

I've had conversations with some residents in Sunshine who are looking into using city water for irrigation and one told me of an initial cost of \$1000 to install and \$14-\$20 a month more on their bill.

Assumptions:

Using one owners watering schedule at 5000 gallons per month, we've come up with some figures to use for estimating possible costs & charges, for Sunshine owners wishing to use the SEPO irrigation "Resaca" system. There are 2 pages that go along with this report.

Regarding the second hole drilled, it can be used for watering the golf course with proper management. Which could include mixing with city water and periodic gypsum spreading among other things. This would include finishing the well, dredging the pond on #7, adding electricity and a pump with PVC.

I've have requested a bid for the dredging of the pond but haven't received anything yet.

I mentioned that I have spoken with some people who are looking at installing a second meter for their irrigation systems and those that are going to hook it to their outdoor spigot. Know that connecting to the spigot without the proper back flow valves can get you in trouble with the city. And you would need to leave your house water on when you leave Sunshine if you don't have the 2nd meter.

We did a test connection from the fire hydrant on Missouri to the pump house and it worked much better than I hoped.

At this time I would like to get the numbers together and present the plan to the board. I was hoping to have them for today but again the people I am working with don't always have the same urgency I do.

My reason for all this information is to have the boards help in making a decision about the next step in guaranteeing, as much as possible, a supply of water to fulfill the needs of the golf course and the SEPO owners.

We saw in the past year what going without water for a long period did to the course and how long it takes to recover. And the challenges to try maintain the office area and the Texas Ave green space. All things we enjoy and have a financial interest in.

Well Update Table 4.13.26

Worksheet to determine approximate cost of various mixes of Irrigation District water and HWWS water.

Assumptions:

1. Golf course max water - 1.440 million gallons per month (30 days)
2. City water rate - \$1.83 per 1000 gallons
3. Irrigation District charges - \$200 per month
4. Residential lawn watering - 7-8 minutes per day, 4 times a week = 5000 gallons +/-

Residential Usage per Home 5000 gallons/month

Home Usage per year

150 9 million gallons
300 18 million gallons

Water costs per year at \$1.83 per 1000 gallons

150 \$16,470.00
300 \$32,940.00

This table reflects what that cost to SEPO would be using these assumptions. These figures reflect that only the golf course will be using Irrigation District water or a mix, and residential watering will be all city.

Mix	Golf Course Water	Plus 150 Homes	Plus 300 Homes
All City Water	\$31,622.40	\$48,092.40	\$64,562.40
9 MO City/3 IRR	\$24,316.85	\$40,786.85	\$57,256.85
6 MO City/6 IRR	\$17,011.30	\$33,481.30	\$49,451.30
3 MO City/9 IRR	\$9,705.74	\$26,175.74	\$42,645.74
0 MO City/12 IRR	\$2,400.19	\$18,870.19	\$35,340.19

Monthly water rates to cover charges to SEPO

	150 Homes	300 Homes	
All City	\$26.72	\$17.93	
9 MO City/3 IRR	\$22.66	\$15.90	
6 MO City/6 IRR	\$18.60	\$13.88	
3 MO City/9 IRR	\$14.54	\$11.85	
0 MO City/12 IRR	\$10.48	\$9.82	

WORKSHEET TO DETERMINE APPROXIMATE COST OF VARIOUS MIXES OF IRRIGATION DISTRICT WATER AND CITY WATER
FOR SUNSHINE COUNTRY CLUB ESTATES

ASSUMPTIONS:

1. GOLF COURSE WATERING AT MAXIMUM TAKES 48,000 GALLONS PER DAY AT 15 MINUTES PER HEAD or 1,440,000 gallons for 30 days (4.42 acre feet)
2. CITY WATER RATES ARE \$1.83 PER 1000 GALLONS
3. IRRIGATION DISTRICT CHARGES US A FLAT \$200 PER MONTH FOR TEN ACRE FEET OF WATER
4. IRRIGATION DISTRICT WILL CONTINUE TO PROHIBIT LAWN WATERING AS PART OF THEIR SERVICE.
5. TWO SCENARIOS ARE PROVIDED FOR RESIDENTIAL WATER ONE WITH 150 HOMES AND ONE WITH 300 HOMES PARTICIPATING
6. Lawn watering for 7-8 minutes per day for 4x per week is about 5000 gallons per month

Residential Lawn watering calculations

number of homes 150 300

CALCULATE WATER BILL FOR ALL CITY WATER, 3 MONTHS IRRIGATION DIST/9 MONTH CITY, 6 MONTH CITY/6 MONTH IRRIGATION DIST, 9 MONTHS IRRIGATION/ 3 MONTH CITY

GOLF COURSE WATER USE (1000 GAL)/MO	1440				
IRRIGATION DISTRICT WATER RATE	\$0.1389				
CITY WATER RATE	\$1.83	GOLF	Plus	plus	
CITY MONTHS	12	WATER	150 homes	300 homes	
IRRIGATION MONTHS	0				
COMPUTATION	\$31,622.40	ALL CITY	\$31,622.40	\$48,092.40	\$64,562.40
		9 MO CITY,3 IRR	\$24,316.85	\$40,786.85	\$57,256.85
		6 MO CITY, 6 IRR	\$17,011.30	\$33,481.30	\$49,951.30
		3 MO CITY, 9 IRR	\$9,705.74	\$26,175.74	\$42,645.74

RES USAGE/HOM 5000 MO

HOMES USAGE

150 9000 IN THOUSANDS OF GALLONS
300 18000 IN THOUSANDS OF GALLONS

	WATER RATES FOR 150 HOMES TO PAY THE BILL		300 HOMES
	ALL CITY	26.72	17.93
WATER USAGE	9 CITY/3 IRR	22.66	15.90
RESIDENTIAL @ 1.83/THOUSAND	6 CITY/6 IRR	18.60	13.88
	3 CITY/9 IRR	14.54	11.85

Financial update for March 2026

I want to highlight some items from the preliminary reports that I think are noteworthy, in addition to any footnotes I made in the financial reports:

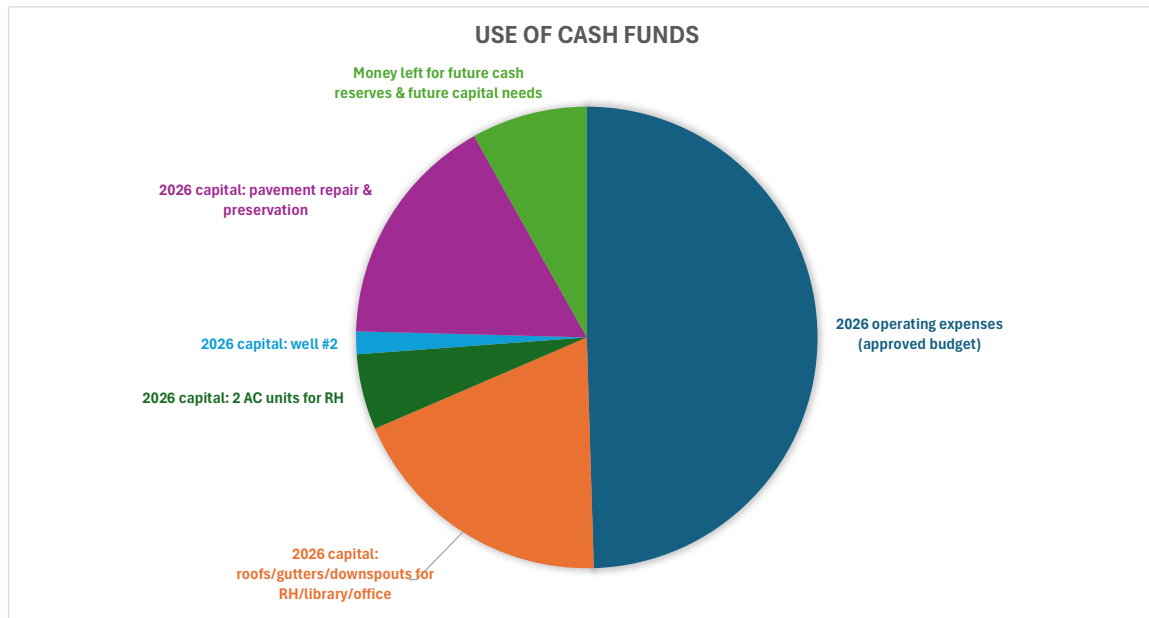
- 1) Valerie and I continue to monitor resident accounts to ensure timely payments of HOA fees. We sent a second letter of delinquent notice via certified mail to the Canadian payer who is delinquent on 2026 HOA fees. The postal service is taking its sweet time getting this letter to the recipient. It's been over three weeks since we mailed it, and it still has not been delivered. We have two other resident accounts that are delinquent for March financials. These two residents made their payments in early April, so we are basically down to only one delinquent account.
- 2) Here are the current interest rates on our cash investments: the brokered liquid deposit account at Wells Fargo is at 3.4%; the money market account with Fidelity went from 3.7% in Jan to 3.66% in Mar; the brokered CD at Wells Fargo remains at 3.6%; the Money Market account at PNC remains at 3.2%; the CD at PNC bank remains at 3.59%; the Reserve Contingency Money Market account at RIO remains at 1.65%; the Golf Course Money Market account at RIO is at .51%.
- 3) On Mar 12th, we paid \$9,181.09 to McAllen Roofing for 2 more change orders on Retzlaff Hall and the office/library roofs/gutters/downspouts that I was not aware of when I gave my February financial report. Pat completed the final inspection with McAllen Roofing, so we paid the remaining 50% on the original contracts in the amount of \$60,234.72 also on Mar 12th. In total, the roofs/gutters/downspouts on both buildings cost \$179,173.64. We budgeted \$140,000. That puts this project \$39,173.64 over budget.
- 4) McAllen Roofing provided pictures of the completed roofing project which were emailed to our insurance representative along with the final cost for each building so they could update their records. All pictures that McAllen Roofing provided to us are saved on Valerie's pc. McAllen Roofing also provided the release of liability form which is also saved on Valerie's pc.
- 5) Memorial lockbox in library was checked and there were no memorial donations in March.
- 6) We completed the update of bank signatories at Wells Fargo for the investment side this month. We completed the update of bank signatories at PNC Bank and RIO Bank this month.
- 7) In preparation for the 5-year planning meeting held on March 20th, I created a financial graph that depicts where our cash reserves are being or will be spent this year and beyond. I feel it is important to reiterate and emphasize that our cash reserves are dwindling and at some point, they will need to be replenished in some way or our ability to maintain and improve the common areas, golf course and roads will be compromised which will in turn make our personal property values go down. Borrowing money to fund our improvements was mentioned in this meeting but I caution this option because we will have to pay interest. I would rather be earning interest income on our cash investments as part of our revenue stream instead of paying interest to a bank, wouldn't you? All this information is food for thought and I want this to be public knowledge to all of you, so no one is surprised in the fall when we reconvene to prepare and discuss our 2027 operating budget and capital expenditures. Too many years have gone by with delaying capital improvements such as the roofs on RH and the office/library and on road repairs, and now the time has come to address these. We are analyzing and scrutinizing our operating expenses as well to see if there are ways to save money because our annual HOA fees alone do not fund our operating expenses. We rely on other sources of revenue like storage fees, interest income, green fees, resale certificate fees and office/miscellaneous fees to help fund our operating expenses. These revenue sources are used specifically for our operating expenses only and cannot fund any capital improvements. Two graphs will supplement this section. The 2026 use of cash funds graph shows where cash is being spent or will be spent and how much cash would be left if we completed the remaining capital projects that were budgeted this year, assuming no unexpected expenses arise. The 2026 operating expenses graph shows where our cash will be spent to run our community on a day-to-day basis, assuming no unexpected expenses arise.
- 8) I reviewed the March financial transactions, and they all looked good. I sent the preliminary financial reports to Beth on 04/08/2026 and she sent them out to the community on 04/08/2026. March financial reports were also sent to our CPA on 04/08/2026 for review.

If there are no questions from the board, I am asking for an official motion to approve the March 2026 financial reports.

Future Financial Matters for SEPO

- 1) I want to mention here that the processing and procedures for payroll direct deposit is running smoothly.
- 2) The CD at PNC bank expired on 04/05/2026. The minimum length to renew the CD was 4 months. Because I could not get a 1-month CD, I decided to move those funds into the money market account. I did not want to tie up these funds in case they would be needed for the pavement repair and preservation project. If the pavement repair and preservation project gets moved out to a later date or year, then I will move the funds back into a CD. The interest rates on the money market account and a 4-month CD are very similar currently.
- 3) Time just got away from me as I was preparing to depart our community at the end of March, so I did not get a chance to investigate other bank options for the Reserve Contingency Fund at RIO Bank. But I did elevate my request for a better interest rate to the Chief Executive Officer at RIO Bank. I am waiting for a decision on my request.

2026 Undesignated Cash Funds (Wells Fargo & PNC accounts)	826,122.48	87.64%	
2026 Designated Cash Funds (RIO Bank Reserve Contingency)	116,538.79	12.36%	
	<u>942,661.27</u>	<u>100.00%</u>	
2026 operating expenses (approved budget)	(466,876.22)	49.53%	see other graph for breakdown of where money is spent
2026 capital: roofs/gutters/downspouts for RH/library/office	(179,173.64)	19.01%	actual amount spent on this capital project
2026 capital: 2 AC units for RH	(50,000.00)	5.30%	not been spent yet but is an approved project
2026 capital: well #2	(15,000.00)	1.59%	spent \$2,000 so far; rest of project is pending
2026 capital: pavement repair & preservation	(155,000.00)	16.44%	not been spent yet but is an approved project
Money left for future cash reserves & future capital needs	(76,611.41)	8.13%	
	<u>(942,661.27)</u>	<u>100.00%</u>	



2026 Operating Budget Expenses

Common Grounds-Area 1 (Pat)	30,735.00	7%
Common Grounds-Area 2 (Tom)	13,500.00	3%
Common Grounds-Area 3 (Phillip)	10,000.00	2%
Golf Course (Bill)	36,000.00	8%
Payroll & Taxes (5 employees)/Contract labor	226,001.22	48%
Electric	40,500.00	9%
Insurance (wind/hail/liability/officers/auto)	38,400.00	8%
Gas	21,000.00	4%
Water	12,300.00	3%
Property Taxes	17,000.00	4%
Office/Legal/Telephone/Mileage/Accounting/Bank Fees	21,440.00	5%
	466,876.22	100.00%

