


LSPOA 2026 Budget Overview

Lake Sylvan Property Owners' Association • Board Meeting • April 2026

CURRENT ACCOUNT BALANCES	
Checking Account	\$38,828.46
Money Market (PNC)	\$35,518.74
Total Assets	\$74,347.20

DUES COLLECTION RATE	
2024	65.4%
2025	41.9%
2026 YTD	10.3%

2026 YTD rate as of 4/17/26



Lake Sylvan Property Owners Association

View Our Finances in Detail

lakesylvanpoa.org/finances

Use PIN 5291

2025 ACTUAL RESULTS	
Revenue	
Lake Dues	\$17,400.00
Donations	\$3,872.00
Other	\$732.50
Total Revenue	\$22,004.50
Recurring Expenses	
Electricity (2 meters)	\$2,541.11
Lake Treatment	\$1,609.00
Lawncare	\$1,394.00
Insurance	\$823.00
Port-O-Potty	\$670.30
Property Taxes	\$537.76
Other Recurring	\$276.71
Total Recurring	\$7,851.88
One-Time Expenses	
Sand & Gravel	\$3,336.56
IRS Tax Exempt Filing	\$600.00
Boat Stickers (order)	\$506.25
Postage (stamps)	\$146.00
Aerator Repair	\$488.00
Total One-Time	\$5,076.81
Total Operating Expenses	\$12,928.69
Expenses Funded by Donations	
Entertainment	\$4,740.00
Fish Stock	\$257.40
Total Donation-Funded	\$4,997.40
Total All Expenses	\$17,926.09
2025 Net Activity	+\$4,078.41

2026 PROJECTED BUDGET	
Revenue: 2026 revenue collection assumed at 2025 levels. Expenses: 2025 recurring costs +5% inflation. Lake Treatment higher to reflect bulk purchase of SeaKlear. Property Taxes updated to actual bill.	
Projected Revenue	Projected Operating Expenses
Lake Dues (same as 2025)	\$17,400.00
Total Revenue	\$17,400.00
	Fireworks \$2,000.00
	Electricity \$2,668.17
	Lake Treatment \$5,000.00
	Lawncare \$1,463.70
	Insurance \$864.15
	Port-O-Potty \$703.82
	Property Taxes \$664.50
	Fish Stock \$270.27
	Boat Stickers \$531.56
	Aerator Maintenance \$1,000.00
	Total Expenses \$15,166.17
Projected Net (Dues Only): +\$2,233.83 Donations are separate and go toward entertainment and fish stocking. Donations totaled \$3,872 in 2025.	

MONEY MARKET: WE'RE LEAVING \$1,400+/YEAR ON THE TABLE				
	APY	Annual Interest	Monthly	vs. Current
PNC Premium Business MM (current)	0.01%	\$3.55	\$0.30	—
High-Yield Business MM (3.75% APY)†	3.75%	\$1,331.95	\$111.00	+\$1,328/yr
High-Yield Business MM (4.00% APY)†	4.00%	\$1,420.75	\$118.40	+\$1,417/yr

† Based on \$35,518.74 balance. FDIC-insured money market accounts at online banks (UFB Direct, Vio Bank, Ally) offer the same liquidity with no lock-up period. Rates as of April 2026.