Line No	POC	2027 Operating Budget Approved 26 Sep 2026	Budget 2027
		INCOME	
	N/A	HOA Assessments $625.00 (425 Lots)	$265,625.00
	N/A	Boat Slip Rental Fee ($750 year or $125 month)	$4,500.00
	N/A	Resale Certificate (17 at $175)	$2,975.00
	N/A	Late Fee penality (26 at $75)	$2,025.00
	N/A	Clubhouse Rental (5 at $200)	$1,000.00
		Income Subtotal	**$276,125.00**
		EXPENSES	
		UTILITIES	
1	Shellee	Electric (REC)	$9,400.00
2	Shellee	Phone (Clubhouse)/Internet (Beach Gate)/Access Card System	$1,800.00
3	Ross	Clubhouse Alarm (American Security Mar)	$420.00
4	Paul	Website Hosting	$1,200.00
		Utilities Subtotal	**$12,820.00**
		PROPERTY MANAGEMENT	
5	Shellee	Staff A (Community Manager NTE 18 hrs per week)	$27,500.00
6	Shellee	Staff B (Pool/Gate Monitor) Pool Season NTE 30 hrs per week	$8,640.00
7	Shellee	Insurance and Fidelity Bond (Sep Travelers/LIO company)	$16,000.00
8	Jen	Replacement Reserve Study	$3,500.00
		Property Management Subtotal	**$55,640.00**
		LANDSCAPE	
9	Tyra	Landscaping (Blanco)	$61,229.00
10	Jen	Ponds Maintenace and Repair (Aqua Doc-Jan)	$5,700.00
		Landscape subtotal	**$66,929.00**
		BEACH	
11	Amy	Common Area D (pressure wash/weed control)	$1,200.00
		Common Area D Beach subtotal	**$1,200.00**
		POOL, TENNIS COURTS, AND CLUBHOUSE	
12	TBD	Pool Cleaning (2x's weekly)	$6,200.00
13	Shellee	Clubhouse Cleaning (Memorial Day-Labor Day weekly full and addt'l bathroom, then biweekly)	$9,600.00
14	Shellee	Common Area I (Clubhouse)	$3,000.00
15	Scott	Common Area I (Tennis Court)	$1,500.00
16	Shellee	Pest Control (Helping Hands)	$1,575.00
17	Shellee	Trash Service (Valet)	$2,976.00
18	Shellee	Porta John (Gotta Go) (beach closed Nov-Mar, weekly empty)	$1,680.00
19	Shellee	General Maintenance and Repairs	$7,000.00
		Pool, Tennis Courts, and Clubhouse subtotal	**$33,531.00**
20	Kevin	Dock and Marina Maintenance	$6,000.00
		Dock and Marina Maintenance subtotal	**$6,000.00**
21	Ross	Security and Safety (gate repair/system access updates)	$600.00
		Security and Safety/CERTsubtotal	**$600.00**
		Misc Expenses	
22	Jamie	Annual HOA meeting	$40.00
23	Shellee	Office and Cleaning Supplies (Postage, supplies, QB license, MSO365, adobe pro)	$3,900.00
24	Shellee	Business License (DPOR May)	$115.00
25	Shellee	HOA Memberships (State Commission Nov)	$25.00
26	Shellee	Tax Preperation (redmanbruce)	$475.00
27	Shellee	Taxes Due Federal and State	$3,000.00
28	Shellee	Attorney Fees (Royer Caramanis /Victoria Stoner)	$500.00
29	Jamie	Civic and Family Committee Events	$1,100.00
30	KT	Outreach Committee Events	$250.00
		Misc Expense Subtotal	**$9,405.00**
		All Expenses Grand Total	**$186,125.00**
31	Jennifer	2027 Reserve Fund Required Deposit (Deposit in Apr/Aug)	$90,000.00
		Total Expenses	**$276,125.00**
		2027 Profit/(Loss)	**$0.00**