Line No	POC	2026 Operating Budget Approved 27 September 2025	**Budget 2026**	**Actual Expenses**	**Remaining Amount**
1	Shellee	Electric (REC)	$8,600.00	$4,938.11	$3,661.89
2	Shellee	Phone (Clubhouse)/Internet (Beach Gate)/Access Card System	$2,100.00	$1,309.06	$790.94
3	Ross	Clubhouse Alarm (American Security Mar)	$450.00	$420.00	$30.00
4	Paul	Website Hosting (Siteground 9/26-9/28)	$650.00	$34.99	$615.01
5	Shellee	Staff A (Community Manager NTE 18 hrs per week)	$26,633.31	$15,015.00	$11,618.31
6	Jen	Insurance and Fidelity Bond (Sep Travelers/LIO company)	$15,224.40	$15,224.40	$0.00
7	Tyra	Landscape Mowing	$40,740.00	$30,305.91	$10,434.09
8	Tyra	Landscape mulch, handpull flowered weeds, tree/shrub prunning, insect control pool/beach	$9,239.00	$1,712.33	$7,526.67
9	Tyra	Landscape Other (Flowers/Trees/Shrubs)	$3,200.00	$3,200.00	$0.00
10	Jen	Pond Maintenace and Repair (Aqua Docs-Jan)	$4,800.00	$4,500.00	$300.00
11	Tyra	Oak Haven Pond (Fountain/aerator) funds fall under Landscape	$6,912.00	$0.00	$6,912.00
12	Amy	Common Area D (chairs/pressure wash)	$1,646.95	$1,646.95	$0.00
13	TBD	Pool (2x's weekly cleaning)	$5,395.34	$5,395.34	$0.00
14	Shellee	Clubhouse Cleaning (Memorial Day-Labor Day weekly full and addt'l bathroom, then biweekly)	$8,200.00	$6,825.00	$1,375.00
15	Shellee	Common Area I (Clubhouse, Tennis Court)	$5,660.00	$2,936.54	$2,723.46
16	Shellee	Pest Control (Ferrell's 4x's)	$425.00	$0.00	$425.00
17	Shellee	Trash Service (Valet)	$3,000.00	$2,088.00	$912.00
18	Shellee	Porta John (Gotta Go) (beach closed Nov-Mar, weekly empty)	$1,700.00	$984.57	$715.43
19	Shellee	General Maintenance and Repairs	$6,000.00	$2,250.72	$3,749.28
20	Kevin	Dock and Marina Maintenance	$6,771.00	$5,212.23	$1,558.77
21	Ross	Security and Safety (gate repair, card system updates, cameras)	$2,300.00	$2,300.00	$0.00
22	Jamie	Annual HOA meeting	$40.00	$40.00	$0.00
23	Shellee	Office and Cleaning Supplies (Postage, supplies, QB license, MSO365)	$3,900.00	$877.54	$3,022.46
24	Shellee	Business License (DPOR May)	$115.00	$115.00	$0.00
25	Shellee	HOA Memberships (State Commission Nov)	$25.00	$0.00	$25.00
26	Shellee	Tax Preperation (redmanbruce)	$450.00	$450.00	$0.00
27	Shellee	Taxes Due Federal and State	$1,588.00	$1,587.54	$0.46
28	Shellee	Attorney Fees (Royer Caramanis /Victoria Stoner)	$500.00	$0.00	$500.00
29	Jamie	Civic Committee Events	$600.00	$216.61	$383.39
30	KT	Outreach Committee Events	$250.00	$92.24	$157.76
31	Jamie	Family Committee Events	$375.00	$142.48	$232.52
		TOTAL	$167,490.00	$109,820.56	$57,669.44
					9/20/2026