Line No	POC	2026 Operating Budget Approved 27 September 2025	Budget 2026
		INCOME	
	N/A	HOA Assessments $574.00 (425 Lots)	$243,950.00
	N/A	Boat Slip Rental Fee (11 at $800 year)	$8,800.00
	N/A	Resale Certificate (20 at $175)	$3,500.00
	N/A	Golf Cart (4 at $5)	$20.00
	N/A	Late Fee penality (38 at $75)	$2,850.00
	N/A	Clubhouse Rental (20 at $150)	$3,000.00
		Income Subtotal	**$262,120.00**
		EXPENSES	
		UTILITIES	
1	Shellee	Electric (REC)	$8,600.00
2	Shellee	Phone (Clubhouse)/Internet (Beach Gate)/Access Card System	$2,100.00
3	Paul	Clubhouse Alarm (American Security Mar)	$450.00
4	Paul	Website Hosting	$650.00
		Utilities Subtotal	**$11,800.00**
		PROPERTY MANAGEMENT	
5	Shellee	Staff A (Community Manager NTE 18 hrs per week)	$27,500.00
6	Shellee	Insurance and Fidelity Bond (Sep Travelers/LIO company)	$15,000.00
		Property Management Subtotal	**$42,500.00**
		LANDSCAPE	
7	Charlotte	Landscape Mowing and Brush hog ponds (Peek's)	$40,740.00
8	Charlotte	Landscape mulch, handpull flowered weeds, tree/shrub prunning, insect control pool/beach	$10,439.00
9	Charlotte	Landscape Other (Flowers/Trees/Shrubs)	$2,000.00
10	Charlotte	Pond Maintenace and Repair (Solitude-Jan)	$4,800.00
11	Charlotte	Oak Haven Pond (Fountain/aerator)	$6,912.00
		Landscape subtotal	**$64,891.00**
		BEACH	
12	Amy	Common Area D (chairs/pressure wash)	$500.00
		Common Area D Beach subtotal	**$500.00**
		POOL, TENNIS COURTS, AND CLUBHOUSE	
13	Ross	Pool (2x's weekly cleaning)	$5,300.00
14	Shellee	Clubhouse Cleaning (Memorial Day-Labor Day weekly full and addt'l bathroom, then biweekly)	$8,200.00
15	Ross	Common Area I (Clubhouse, Tennis Court)	$5,660.00
16	Ross	Pest Control (Ferrell's 4x's)	$425.00
17	Shellee	Trash Service (Valet)	$3,000.00
18	Ross	Porta John (Gotta Go) (beach closed Oct-Mar, weekly empty)	$1,700.00
19	Paul	General Maintenance and Repairs	$6,000.00
		Pool, Tennis Courts, and Clubhouse subtotal	**$30,285.00**
20	Kevin	Dock and Marina Maintenance	$3,900.00
		Dock and Marina Maintenance subtotal	**$3,900.00**
21	Paul	Security and Safety (gate repair, card system updates, cameras)	$2,300.00
		Security and Safety/CERTsubtotal	**$2,300.00**
		Misc Expenses	
22	Toby	Annual HOA meeting	$40.00
23	Shellee	Office and Cleaning Supplies (Postage, supplies, QB license, MSO365)	$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)	$400.00
27	Shellee	Taxes Due Federal and State	$4,509.00
28	Shellee	Attorney Fees (Royer Caramanis /Victoria Stoner)	$500.00
29	Toby	Civic Committee Events	$1,200.00
30	KT	Outreach Committee Events	$250.00
31	Laurie	Childrens Committee Events	$375.00
		Misc Expense Subtotal	**$11,314.00**
		All Expenses Grand Total	**$167,490.00**
32	Jennifer	2026 Reserve Fund Required Deposit (Deposit in Apr/Aug)	$94,630.00
		Total Expenses	**$262,120.00**
		2026 Profit/(Loss)	**$0.00**