Line No	POC	2024 Operating Budget Approved 28 Oct 2023		Budget 2024
		INCOME		
	N/A	HOA Assessments $550 (428 Lots)		$235,400.00
	Terry	Boat Slip Rental Fee		$2,100.00
	N/A	Resale Certificate (25 at $175)		$4,375.00
	N/A	Golf Cart Registration Fee (5 at $5)		$25.00
		Income Subtotal		**$241,900.00**
		EXPENSES		
		UTILITIES		
1	Shellee	Electric (REC)		$7,500.00
2	Shellee	Phone (Verizon)		$1,025.00
3	Paul	Clubhouse Alarm (American Security Mar)		$360.00
		Utilities Subtotal		**$8,885.00**
		PROPERTY MANAGEMENT		
4	Shellee	Staff A (Community Manager NTE 20hrs per week)		$31,200.00
5	Shellee	CPA monthly reconcile/audit QB		$900.00
6	Shellee	Insurance (State Farm due Sep)		$6,350.00
7	Paul	Website Hosting (Siteground Hosting-2 yrs Sep24-Sep26 $400)		$400.00
		Property Management Subtotal		**$38,850.00**
		LANDSCAPE		
8	Fred	Landscape Mowing (Peek's) full mow bi-weekly $2400 (16 full mows)		$38,400.00
9	Fred	Landscape Mulch, Weeding, Shrub Trim, Fertilizing		$14,740.00
10	Fred	Landscape Other (Flowers by CAG)		$600.00
11	Fred	Pond Maintenace and Repair (Solitude)		$4,665.17
		Landscape subtotal		**$58,405.17**
		BEACH		
12	Amy	Common Area D (Beach)		$1,500.00
		Common Area D Beach subtotal		**$1,500.00**
		POOL, TENNIS COURTS, AND CLUBHOUSE		
13	Ross	Pool (Lake Anna Pool Service)		$3,200.00
14	Ross	Clubhouse Cleaning (Memorial Day-Labor Day weekly, then biweekly)		$6,600.00
15	Ross	Common Area I (Clubhouse, Tennis Court)		$5,787.00
16	Ross	Pest Control (Ferrell's 4x's)		$418.00
17	Shellee	Trash Service (Valet) (Memorial Day-Labor Day weekly, then biweekly)		$1,850.00
18	Ross	Porta John (Gotta Go) (closed Oct-Mar, weekly empty)		$1,260.00
19	Ross	General Maintenance and Repair (Professional License Work,HVAC, Plumbing, Electrical)		$9,993.83
		Pool, Tennis Courts, and Clubhouse subtotal		**$29,108.83**
20	Terry	Dock and Marina Maintenance (inspection, decking, launch, shoreline)		$6,550.00
		Dock and Marina Maintenance subtotal		**$6,550.00**
21	Paul	Security and Safety (access card, AED beach, radio shield, gate repair)		$6,000.00
		Security and Safety subtotal		**$6,000.00**
		Misc Expenses		
22	Toby	Annual HOA meeting		$80.00
23	Shellee	Office and Cleaning Supplies (Postage, PO BOX, supplies, QB license with cloud, MSO365)		$4,000.00
24	Shellee	Business License (DPOR)		$115.00
25	Shellee	HOA Memberships (State Commission)		$50.00
26	Shellee	Tax Preperation (redmanbruce)		$600.00
27	Shellee	Taxes Due Federal and State		$800.00
28	Shellee	Attorney Fees (Royer Caramanis PLC)		$1,000.00
29	Toby	Civic Activities Committee Events		$1,775.00
30	KT	Outreach Committee Events		$250.00
31	Laurie	Childrens Committee Events		$500.00
		Misc Expense Subtotal		**$9,170.00**
		All Expenses Grand Total		**$158,469.00**
32	Terry	2024 Reserve Fund Required Deposit (Deposit in Apr/Oct)		$83,431.00
		Total Expenses		**$241,900.00**
		2024 Profit/(Loss)		**$0.00**