	YTD Actual	YTD Budget	Annual Budget	Budget Notes	2025 Annualized to Actuals	2026						
Expenses							8	12				
Operating Expenses												
Direct Operating Expenses												
Landscape Maintenance												
Backflow Check Irrigation	$ 4,410.00	$ 2,336.00	$ 5,900.00	$ 551.25	$ 6,000.00	$ 6,240.00						
Grounds Contract	$ 135,713.04	$ 130,000.00	$ 195,000.00		$ 203,580.00	$ 213,759.00						
Irrigation System: Maint./Irrigation	$ 3,075.86	$ 12,664.00	$ 19,000.00		$ 19,000.00	$ 19,760.00						
Lawn & Grounds Supplies	$ 2,538.57	$ 3,200.00	$ 4,800.00		$ 4,800.00	$ 4,992.00						
Mulch/Ground Cover	$ 4,739.62	$ 14,664.00	$ 22,000.00		$ 22,000.00	$ 22,880.00						
Plants/Shrubs/Trees	$ 5,407.15	$ 6,000.00	$ 9,000.00		$ 9,000.00	$ 9,360.00						
Sod Replacement	$ -	$ 12,664.00	$ 19,000.00		$ 19,000.00	$ 19,760.00						
Tree Trimming/Removal	$ 28,060.03	$ 32,000.00	$ 48,000.00		$ 48,000.00	$ 49,920.00						
TOTAL Landscape Maintenance	**$ 183,944.27**	**$ 213,528.00**	**$ 320,300.00**			**$ -**	**$ 346,671.00**	**$ 320,300.00**				
Pool Operating Expenses						$ -						
Pool Contract/Repairs/Supplies	$ 3,980.84	$ 4,000.00	$ 6,000.00		$ 6,000.00	$ 6,240.00						
Pool Permits	$ 400.35	$ -	$ -	$ 50.04	$ 600.53	$ 624.55						
TOTAL Pool Operating Expenses	**$ 4,381.19**	**$ 4,000.00**	**$ 6,000.00**			**$ -**	**$ 6,864.55**	**$ 6,000.00**				
Maintenance						$ -						
A/C Service/Maint	$ 3,300.00	$ 1,736.00	$ 2,600.00	$ 412.50	$ 4,950.00	$ 5,148.00						
Backflow Non Irrigation	$ 1,910.00	$ 3,936.00	$ 3,500.00		$ 3,500.00	$ 3,640.00						
Creekhouse Expense	$ 127.04	$ 2,000.00	$ 3,000.00		$ 3,000.00	$ 3,120.00						
General Maintenance	$ 7,592.97	$ 13,336.00	$ 20,000.00		$ 20,000.00	$ 20,800.00						
Hurricaine Expenses	$ 6,600.00	$ -	$ -		$ -	$ -						
Ground Erosion Control	$ 7,857.00	$ 5,336.00	$ 8,000.00	$ 982.13	$ 10,000.00	$ 10,400.00						
Maintenance Equipment	$ 319.84	$ 664.00	$ 1,000.00		$ 1,000.00	$ 1,040.00						
TOTAL Common Area Maintenance	**$ 27,706.85**	**$ 27,008.00**	**$ 40,500.00**			**$ -**	**$ 44,148.00**	**$ 40,500.00**				
Repair & Maint -Clubhouse					$ 10,000.00	$ 10,400.00						
Clubhouse Utilities	$ 8,082.10	$ 8,664.00	$ 13,000.00		$ 13,000.00	$ 13,520.00						
Exercise Equipement Maintenance	$ 160.45	$ 536.00	$ 800.00		$ 800.00	$ 832.00						
TOTAL Building Expenses	**$ 8,242.55**	**$ 9,200.00**	**$ 13,800.00**			**$ -**	**$ 24,752.00**	**$ 13,800.00**				
Repairs/Maint - Rec. Fields & Equip.						$ -						
Rec. Facility Maint. & Supplies	$ 2,593.73	$ 4,336.00	$ 6,500.00		$ 6,500.00	$ 6,760.00						
TOTAL Repairs/Maint - Rec. Fields &	**$ 2,593.73**	**$ 4,336.00**	**$ 6,500.00**			**$ -**	**$ 6,760.00**	**$ 6,500.00**				

Approved MSR

Exterminating						$ -						
Pest Control	$ 618.75	$ 544.00	$ 820.00		$ 928.13	$ 8,500.00						
TOTAL Exterminating	**$ 618.75**	**$ 544.00**	**$ 820.00**			**$ -**	**$ 8,500.00**	**$ 8,200.00**				
Telephone						$ -						
Cable TV	$ 148,124.00	$ 132,168.00	$ 198,258.00		$ 198,258.00	$ 206,188.32						
Telephone	$ 6,298.54	$ 4,896.00	$ 7,350.00		$ 7,350.00	$ 7,644.00						
TOTAL Telephone	**$ 154,422.54**	**$ 137,064.00**	**$ 205,608.00**				**$ 213,832.32**	**$ 205,608.00**				
Water and Wastewater												
Sewer	$ 129,578.03	$ 212,056.00	$ 318,084.00		$ 333,988.20	$ 333,988.20						
Water	$ 57,094.11	$ 86,856.00	$ 130,284.00		$ 132,889.68	$ 132,889.68						
TOTAL Water and Wastewater	**$ 186,672.14**	**$ 298,912.00**	**$ 448,368.00**				**$ 466,877.88**	**$ 448,368.00**				
Electricity												
Electric	$ 5,984.92	$ 8,000.00	$ 12,000.00		$ 12,000.00	$ 12,480.00						
Electric - Maintenance Shed	$ 287.43	$ 336.00	$ 500.00		$ 500.00	$ 520.00						
TOTAL Electricity	**$ 6,272.35**	**$ 8,336.00**	**$ 12,500.00**			**$ -**	**$ 13,000.00**	**$ 12,500.00**				
TOTAL Direct Operating Expenses	**$ 574,854.37**	**$ 702,928.00**	**$ 1,054,396.00**			**$ -**						
General and Administrative Expenses						$ -						
Professional Fees						$ -						
Accounting	$ 7,725.00	$ 5,184.00	$ 7,775.00	$ 965.63	$ 11,587.50	$ 12,051.00						
Audit						$ 8,000.00						
Legal	$ 8,815.75	$ 25,336.00	$ 38,000.00		$ 40,000.00	$ 42,000.00						
TOTAL Professional Fees	**$ 16,540.75**	**$ 30,520.00**	**$ 45,775.00**			**$ -**	**$ 62,051.00**	**$ 45,775.00**				
Bad Debts						$ -						
Allowance for BD Adjustment	$ 3,200.00	$ -	$ -			$ (6,000.00)						
Bad Debt Expense	$ 3,803.04	$ 10,000.00	$ 15,000.00			$ 30,000.00						
TOTAL Bad Debts	**$ 7,003.04**	**$ 10,000.00**	**$ 15,000.00**			**$ -**	**$ 24,000.00**	**$ 15,000.00**				
Homeowner Communications						$ -						
News & Views Compilation	$ 1,225.00	$ 1,048.00	$ 1,575.00		$ 1,575.00	$ 1,638.00						
Website	$ 288.00	$ -	$ -			$ 1,000.00						
TOTAL Homeowner	**$ 1,513.00**	**$ 1,048.00**	**$ 1,575.00**			**$ -**	**$ 2,638.00**	**$ 1,575.00**				
Insurance						$ -						
General, Property & Liability	$ 680,991.02	$ 620,680.00	$ 931,024.00			$944,455.00						
TOTAL Insurance	**$ 680,991.02**	**$ 620,680.00**	**$ 931,024.00**			**$ -**	**$ 944,455.00**	**$ 931,024.00**				
Contracted Services						$ -						
Management Contract	$ 14,028.00	$ 14,024.00	$ 21,042.00		$ 21,042.00	$ 21,883.68						
RM Other Fees	$ 3,485.12	$ 6,664.00	$ 10,000.00		$ 10,000.00	$ 10,400.00						

TOTAL Contracted Services	**$ 17,513.12**	**$ 20,688.00**	**$ 31,042.00**			**$ -**	**$ 32,283.68**	**$ 31,042.00**					
Administrative						$ -							
Background Check	$ 2,890.12	$ 2,000.00	$ 3,000.00	$ 361.27	$ 4,335.18	$ 4,508.59							
Bank Fees & Coupon Books	$ 110.00	$ -	$ -		$ 100.00	$ 104.00							
Copier Lease	$ 809.78	$ -	$ -	$ 101.22	$ 1,214.67	$ 1,263.26							
Directory													
Fees, Dues, License	$ 1,344.00	$ 664.00	$ 1,000.00	$ 168.00	$ 2,016.00	$ 2,096.64							
Miscellaneous Administrative	$ 1,125.00	$ -	$ -	$ 140.63	$ 1,687.50	$ 1,755.00							
Office Supplies, Postage, Etc.	$ 11,324.00	$ 13,336.00	$ 20,000.00		$ 20,000.00	$ 20,800.00							
TOTAL Administrative Expenses	**$ 17,602.90**	**$ 16,000.00**	**$ 24,000.00**			**$ -**	**$ 30,527.48**	**$ 26,600.00**					
Compensation						$ -							
Contract Labor	$ 43,144.00	$ 44,656.00	$ 66,980.00			$ 69,222.40							
Contract Services	$ 43,854.00	$ 45,664.00	$ 68,500.00		$ 66,000.00	$ 68,640.00							
Labor OT						$ 4,195.00							
Service OT						$ 1,500.00							
Contract Taxes/Insurance	$ 18,478.00	$ 25,288.00	$ 37,935.00			$ 41,815.07							
TOTAL Compensation	**$ 105,476.00**	**$ 115,608.00**	**$ 173,415.00**			**$ -**	**$ 185,372.47**	**$ 173,415.00**					
TOTAL General and Administrative	**$ 846,639.83**	**$ 814,544.00**	**$ 1,221,831.00**			**$ -**							
TOTAL Operating Expenses	**$ 1,421,494.20**	**$ 1,517,472.00**	**$ 2,276,227.00**			**$ -**							
Capital Expenditures (Non-													
Capital Expenditures													
Creekhouse	$ 6,935.00	$ -	$ -										
Marina Docks	$ 42,372.00	$ -	$ -										
Painting	$ 32,431.10	$ -	$ -										
PVC Fence	$ 39,337.82	$ -	$ -										
Seawall	$ 3,175.00	$ -	$ -										
Shuffleboard	$ 5,500.00	$ -	$ -										
TOTAL Capital Expenditures	$ 129,750.92	$ -	$ -										
TOTAL Capital Expenditures (Non-	$ 129,325.92	$ -	$ -										
Transfer to Reserves & Other													
Income Tax Expense	$ 11,000.00	$ 10,000.00	$ 15,000.00	$ 500.00	$ 1,000.00	$ 1,000.00							
Real Estate Tax	$ 4,940.15	$ 4,216.00	$ 6,325.00	$ 705.74	$ 8,468.83	$ 9,000.00							
Operation Reserves	$ -	$ 13,336.00	$ 15,000.00		$ 15,000.00	$ 15,000.00							
							$ 25,000.00	**$ 41,325.00**					

							$ (74,976.00)		$ 2,186,688.00	2025 number board utilized		
						$ 2,437,733.38	**$ 2,362,757.38**	**$ 2,327,532.00**	$ 2,218,161.00			
						$ 586.00	**$ 586.00**	$ 577.26	$ 550.14			
						$ 139.00	**$ 138.71**	$ 143.00	$ 83.00			
						$ 725.00	**$ 724.71**	$ 720.26	$ 633.14			
Offset Expense Revenue												
Creekhouse Income							$ 24,000.00	$ 24,000.00				
Marina Slip Fee							$ 38,976.00	$ 41,664.00				
Miscellaneous Income							$ 1,000.00	$ 3,800.00				
Administrative Fee-Lease/Renter							$ 5,000.00	$ 4,000.00				
Interest Income							$ 6,000.00	$ 10,000.00				
Prior Year Surplus								$ 50,000.00				
							$ 74,976.00	$ 133,464.00				
							2026 Budget Act	2025 SHB	2025 Amounts Utilized			