The Lakes/Neptune's Cove 2025 Actuals and 2026 Proposed Budget

2025	January	February	March	April	May	June	July	August	September	October	November	December	Total
Income	$ 51,000.00	$ 41,888.22	$ 7,116.51	$ 600.00	$ 2,468.65	$ 353.08	$ 1,213.15	$ 1,076.71	$ 774.25	$ 600.00	$ 70.68	$ -	$ 107,161.25
Expense													
Grounds	$ 7,536.00	$ -	$ 9,525.00	$ -	$ 2,420.00	$ 1,905.00	$ 3,535.50	$ 130.00	$ 9,649.00	$ 2,570.00	$ 11,981.25	$ 3,180.00	$ 52,431.75
Landscaping	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Water	$ 1,194.49	$ 856.68	$ 599.81	$ 175.57	$ 141.14	$ 131.15	$ 127.01	$ 132.52	$ 173.16	$ 576.39	$ 293.84	$ 337.39	$ 3,189.23
Power	$ 531.41	$ 483.42	$ 482.28	$ 497.63	$ 513.20	$ 511.35	$ 526.63	$ 500.46	$ 540.86	$ 564.95	$ 1,174.99	$ 1,217.14	$ 7,544.32
Office Supplies/ Misc	$ 3.45	$ 15.46	$ 591.75	$ -	$ (5.24)	$ 20.70	$ 5.75	$ 12.65	$ 6.90	$ -	$ 4.60	$ 193.88	$ 849.90
Insurance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,000.00
General Maintenance	$ -	$ 4,789.00	$ 2,200.94	$ 450.00	$ 5,754.35	$ -	$ -	$ 4,517.48	$ 8,881.15	$ -	$ 915.00	$ 1,325.20	$ 28,833.12
Social	$ -	$ -	$ 68.96	$ -	$ -	$ -	$ -	$ -	$ 480.00	$ 297.50	$ 232.50	$ 446.41	$ 1,525.37
Taxes	$ 1,119.80	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,093.86	$ -	$ 2,213.66
Management Fees	$ 1,161.00	$ 1,161.00	$ 1,161.00	$ 1,161.00	$ 1,161.00	$ 1,292.00	$ 1,254.50	$ 1,292.00	$ 1,292.00	$ 1,292.00	$ 1,307.50	$ 1,307.50	$ 14,842.50
Reserves	$ 11,868.71	$ 1,176.71	$ 1,176.71	$ 1,176.71	$ 1,176.71	$ 1,176.71	$ 1,176.71	$ 1,176.71	$ 1,176.71	$ 1,176.71	$ 11,697.27	$ 1,176.71	$ 35,333.08
Total	$ 23,414.86	$ 8,482.27	$ 15,806.45	$ 3,460.91	$ 11,161.16	$ 5,036.91	$ 6,626.10	$ 7,761.82	$ 22,199.78	$ 6,477.55	$ 28,700.81	$ 9,184.23	$ 148,762.93
	Budgeted	**Actual**	****Budgeted**										
	2025	**2025**	**2026**										
Income	$ 111,600.00	$107,161.25	$112,860.52										
Expense						Account Balance as of 12/31/25							
Grounds	$ 38,300.00	$ 52,431.75	$ 42,000.00	****		$ 30,588.71	cash						
Landscaping	$ 3,000.00	$ -	$ -			$ 69,711.03	Reserves	with 2024 leftover capital improvement funds					
Water	$ 3,500.00	$ 3,189.23	$ 3,500.00			$ 100,299.74				currently 185 fee paying lots:			
Power	$ 9,000.00	$ 7,544.32	$ 8,500.00							20 Westervelt lots			
Office Supplies	$ 400.00	$ 849.90	$ 750.00							165 lots			
Insurance	$ 2,000.00	$ 2,000.00	$ 4,000.00										
General Maintenance	$ 5,000.00	$ 19,353.68	$ 15,000.00										
Social	$ -	$ 1,525.37	$ 2,500.00	(amount requested by the advisory board committee)									
Taxes	$ -	$ 2,213.66	$ 1,500.00										
Management Fees	$ 15,588.00	$ 14,842.50	$ 17,490.00	based on 185 lots + 20 Westervelt lots									
Capital Imp.	$ 20,692.00	$ 9,479.44	$ 5,000.00	***									
Reserves	$ 14,120.52	$ 35,333.08	$ 14,120.52		2025 Annual Fee: $600								
Total	$ 111,600.52	$ 148,762.93	$ 114,360.52										
				***guard house roof repair and window replacement				****lawn maintenance quote has been requested for 2026					
**proposed													
$13,003.63 of 2025 gen. main. - lighting around detention pond													
2025 capital imp - Neptune's Cove sign													