

**FOX POINT HOMEOWNERS ASSOCIATION  
BUDGET WORKSHEET**

**2026**

Description	2026 Proposed
<b>Income</b>	
Dues Per Homeowner	1,765.00
Annual Assessments	725,415.00
End of Year Reserve Funding	-400,000.00
<b>Total Operating Assessments</b>	<b>325,415.00</b>
Late Fees	1,250.00
Legal Collection Fees	0.00
Guest/Awning Fees	6,000.00
Other Income - Pool Rental	1,500.00
Other Income	0.00
<b>Total Other Operating Income</b>	<b>8,750.00</b>
<b>Total Income</b>	<b>334,165.00</b>
<b>Administration</b>	
Accounting Expense	10,500.00
Meeting Room Rental	500.00
Legal Expense (Collection)	500.00
Insurance Expense	47,000.00
Internet/Website Expense	4,850.00
General Admin Expense	2,000.00
Professional Fees-Governance	100.00
Misc Expense	0.00
Bank Fees	750.00
<b>Total Admin Expenses</b>	<b>66,200.00</b>
<b>Pool</b>	
Pool - Electric Expense	6,000.00
Pool - Gas Expense	4,500.00
Pool - Refuse Removal	1,200.00
Pool - Communications	300.00
Pool - Water & Sewer Expense	6,000.00
Pool - Management Fees	124,000.00
Pool - Swim Payroll	0.00
Pool - Repairs	10,000.00
Pool - Supplies	10,000.00
Pool - Licese Fee	400.00

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Pool - Misc. Expense	0.00
<b>TOTAL POOL EXPENSES</b>	<b>162,400.00</b>
<b>Tennis</b>	
Tennis Court Maintenance	2,000.00
Tennis Court- Cleaning/Tree Trim	2,000.00
<b>TOTAL TENNIS EXPENSES</b>	<b>4,000.00</b>
<b>Common Grounds</b>	
Electric	1,750.00
Water/Sewer	350.00
Repairs & Maintenance	500.00
Annual Inspections	1,500.00
Lighting: Repair & Maintenanc	2,000.00
Landscaping/Renovations	28,000.00
Tree Removal/Shrub Trimming	2,000.00
Snow Removal	6,000.00
Mosquito Spraying	2,060.00
Decorations	3,596.25
<b>Total Com. Grounds Exp</b>	<b>47,756.25</b>
<b>Lake Maintenance</b>	
Lake Maintenance	15,000.00
Algae Treatment	10,000.00
Bacteria Treatment	2,500.00
Carp Removal	2,000.00
Watershed Membership	1,500.00
Aerator Maintenance	2,000.00
Creek Maintenance	4,000.00
Lake-Geese/Animal Control	2,000.00
<b>TOTAL LAKE EXPENSE</b>	<b>39,000.00</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>319,356.25</b>
<b>OPERATING NET INCOME(LOSS)</b>	<b>14,808.75</b>

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Description	2026 Proposed
Reserve Income	400,000.00
Dividend/Interest Income	30,000.00
Reserve Income - Lake Grant	0.00
	<b>430,000.00</b>

Description	2026 Proposed
Reserve Expenses	
Cap. Exp - Carp Barrier	70,000.00
Com.Grnds - Asphalt/Sealcoat	40,000.00
Cap. Exp - Boat Yard Seawall	175,000.00
Lake Fish Stocking	7,500.00
Cap Exp. - Pool Repairs	17,000.00
Pool - Equip/Furniture	8,000.00
	<b>317,500.00</b>
	<b>112,500.00</b>