Dove's Rest Budget Report - Updated Nov 10, 2026
Summary from Budget Meeting October 27, 2026
Figures through 10/31/26

		Acct #	2026 Approved budget	Oct-26	Year to Date	Proj 12/31 end of year	2027 Proposed budget
Income:							
1	Interest Income	4000	0	0	1.04	1.65	0.00
	Legacy Fund	4002		0	0	0	0.00
2	New Member Fee (began 2021)	4003	*11,172	0	*14224	*19012	*35,784.00
3	Storage fees	4007	4800	280	3080	3640	3,600.00
4	Fees & Fines collected	4006		0	0	0	0.00
5	Capital Project Fund	4009	*18,576	*1548	*15480	*20124	*20,124.00
6	Membership Dues + Common water	4010	187,308	15,609	156,082	187,308	196,596.00
7	Spectrum 10-year contract 2026 16K	4021			*16000	*16000	
8	Long Term Reserve Fund	4011					*3096.00
	Income		**$221,856**	**$17,437**	**$204,867**	**$246,086**	**259,200.00**
			(*29,748 des)	(*1548) des	*(45,704) des	*(55,136 des)	(59,004 des)
Operating Expenses:							
	Janitorial Supplies	6006	300	0	162.98	213	300.00
	Water	6007	750	269.21	4959.5	5000	1500.00
	Trash Pickup	6008	15,000.00	963.28	15,585.22	19,350.00	21000.00
	Electricity	6010	18,000.00	1,081.16	13,495.52	16,100.00	17000.00
	Telephone/Internet Service	6011	3400	160.51	2080.12	2450	2000.00
	Accountant	6012	2000	0	1325	1325	1500.00
	Park Insurance	6013	23,000.00	4,280.65	22,565.11	23,184.00	25000.00
	Office/Computer/Postage	6014	4,000.00	183.30	3,223.12	3,600.00	3700.00
	Maint building/equipment	6016	2,700.00	52.89	2,332.09	2,600.00	2700.00
	Sewer/Water Maintenance	6017	1000	0	0	0	1000.00
	Ground Maintenance	6030	12,000.00	5,432.96	11,087.66	12,500.00	10000.00
	Ground Tree Maintenance	6032					2000.00
	Swimming Pool Maintenance	6031	6,500.00	575.00	6,355.98	8,230.00	7800.00
	Beautification	6037	750.00	106.00	106.00	500.00	750.00
	Meetings/Entertainment	6220	300	0	203.09	203	250.00
	Legal Expense	6225	5,000.00	0.00	3,045.00	3,500.00	5000.00
	Travel	6350	500	0	219	270	400.00
	License & Permits	6500	700.00	0.00	586.10	586.00	400.00
	Payroll	6560	73,490.00	8,060.00	60,181.84	69,500.00	75700.00
	Employee bonuses	6561	4000	200	0	4000	4000.00
	Extra Help	6562	2000	100	2510	2600	2000.00
	Payroll tax liability	6565	6000	628.97	4724.9	5300	6000.00

	Managers Expense	6510	800.00	64.67	646.64	777.00	800.00
	Corporate 1120 Taxes	6540	0.00	0.00	15.34	15.34	0.00
9	Operating Expense Contingency Fund	6530	2500	0	0	0	2500.00
Total Operating Expenses:			**184,690**	**$22,158.60**	**$ 155,410.21**	**$ 180,803.34**	**192,900.00**
Capital Projects:							
10	Gate Valve Project 3		9100	10261.41	10261.41	10261.41	
10	Computer hard drive upgrade		1300		1012.27	1012.27	
10	One clubhouse ADA door frame & mechanism		2300				
10	Capital contingency 2026		5000		24102.96	24102.96	
10	Capital contingency 2027						5,000.00
11	Gate Valve Project 4						10,500.00
11	Replace One Clubhouse ADA door and closure						2,800.00
11	Pool motherboard & pump						1,365.00
11	Replace Clubhouse A/C unit						6,500.00
11	Replace office computer monitor						500.00
11	Paint office exterior & perimeter metal fence						1,500.00
11	Replace garage Solar Touch Box						1,000.00
11	Replace Three clubhouse windows						1,000.00
11	Garage road cement partial replacement						6,000.00
11	Closed trailer purchase for recycling						1,200.00
Total Capital Projects:			17,600.00	10,261.41	35,376.64	35,376.64	37,365.00
Total Operating & Capital Project Expenses:			**202,290.00**	**19,988.91**	**190,786.85**	**216,179.98**	**230,715.00**
	Surplus/(Deficit)		19,566.00	-2,551.91	14,080.15	29,906.02	28,485.00
	Designated capital funds		(*29,748 des)	(*1548 des)	*(44,156 des)	(*55,136 des)	(59,004 des)
	Total cash & asset balance						

1 Interest income from South State Business Savings
2 New Member Fee 3/2026 dues $133x36=$4788 2027 dues $142x36 = $5112 (estimate 7 for year with first sale put in Long Term Reserve 4011)
3 Estimated storage maintenance fees increased from $5.00/mo (2025) to $20.00/mo 2026 (average 20 units per month)
4 Fees and fines billed and collected (does not include uncollected fines)
5 Capital Project Fund formerly Capital Reserve Fund 2026 $12.00/mo per lot 2027 increased to $13.00/mo per lot for capital project funding
6 26 Membership dues $119 + $2 common water + 12.00 Capital Project Fund = $133/mo
'27 Membership dues $125 + $2 common water + 13.00 Capital Project Fund + $2 Long Term Reserve Fund = $142/mo (increase $9 over 2026)
7 Spectrum 10-year contract 2026-2036 incentive $16K included in income but designated for capital projects
8 Long Term Reserve Fund added for 2027 to fund Long Term Capital Projects ($2.00/mo per lot in 2027)
9 Operating contingency fund for unforseen operating expenses $2500
10 2026 Capital projects listed plus capital contingency $5000 (7327.96 Lift station extra pump, 16,175.00 clubhouse roof seal, $600 Guinn Elec pole
11 2027 Capital projects listed plus capital contingency $5000

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Cash & Asset Balance as of 10/31/26 $138,287.36 (*not including $29,191.77 in paid ahead dues & des. committee funds $10,257.82)

Southstate Checking		25,702.19		
Southstate Savings		746.42		
Oceanview Annuity		30,000.00	10/20/2027	(current value $35,024.34 (int of $1460.05 for 2026) 10/20/24-renewed 3 years)
Edward Jones 14K	4.15%	14,000	12/27/2027	(current value $13,914.32)
Edward Jones 40K	5.00%	40,000	11/10/2027	(current value $40,113.20)
Edward Jones 42K	4.60%	42,000	5/21/2029	(current value $41,651.82)
Edward Jones 15K	3.80%	15,000	8/14/2029	(current valu 14,923.05)
Edward Jones 5K	4.00%	5,000	6/8/2027	(current value $4,988.60)
Edward Jones Money Market		264		(current value $264.15 interest added so far in 2026 $1536.77)

Designated Committee Fund Balances	4012	**2025**	**Oct income**	**Oct Exp**	**Oct-26**	
Fellowship Committee	4012-1	2,960.09 & 597 petty	$138.00	501.59	3,260.55	& 480.08 petty
Men's Pancake/Woodshop	4012-2	3,136.67 & 60 petty	$0.00	0.00	3,594.99	& 60 petty
Pickleball	4012-3	412.81	$0.00	0.00	436.07	
Recreational Projects/shuffleboard	4012-4	2,048.11	$0.00	0.00	2000.11	
Scrap Metal/Recycling	4012-5	591.92	$0.00	0.00	0	
Compassion Mnistry Fund	4012-6	1,135.00	$8.85	0.00	966.1	
Legacy Fund	4002	0.00	$0.00	0.00	0	
Total		**$10,230.60**			**$10,257.82**	**& petty cash**