

Greene Acres Property Owners Association

FY 2026 Budget (approved)

	2025 Budget	2025 Actual	2026 Budget	Notes
Income				
Assessments	74,090.00	68,384.04	74,090.00	
Prior Year Assessments	1,100.00	3,964.00	6,000.00	
Rental	2,500.00	1,841.80	2,500.00	
Boat Rack Rental Fee	500.00	598.77	500.00	
Buidling Fee	500.00	2,958.00	3,000.00	
Covenant Violations	2,700.00	1,850.00	2,700.00	
Late Payment Fee	300.00	54.33	300.00	
Interest Earned	25.00	11,960.57	2,500.00	
Dam Grant Reimbursement	7,300.00	0.00	7,300.00	
Miscellaneous	500.00	244.45	500.00	
Total Income	\$ 89,515.00	\$ 91,855.96	\$ 99,390.00	
Expenses				
Front Entrance / Gate Expenses	4,200.00	524.85	0.00	Expenses for 2026 in Gate Software and Maintenance
Gate Software & Maintenance	300.00	302.04	1,500.00	
Hangtags/Gate Cards	1,550.00	204.51	1,550.00	
Insurance	4,200.00	4,157.00	4,500.00	
Lake / Beach / Dam Expenses	1,500.00	1,741.86		Broken down into subcategories for 2026.
Bathhouse and Beach Maintenance			2,300.00	
Lake Monitoring (lab)	1,500.00	1,294.05	1,500.00	
In-house testing supplies			500.00	
Dam Repairs / Certification	10,990.00	4,019.00	26,800.00	Includes EAP (\$3,600), 2026 certification (\$5,000), permit fee (\$3,200), and contract work (\$15,000).
Trash Removal	60.00	103.40	125.00	
Legal & Professional Fees	3,500.00	3,652.69	13,000.00	Includes lawyers (\$5,000), bookkeeper (\$2,000), audit (\$3,000), debt collection (\$3,000).
Meals and Entertainment/Events	500.00	116.93	500.00	
Office Expenses	2,200.00	28.11	3,200.00	
Postage	0.00	370.08	600.00	
Property Manager Contract	20,808.00	20,808.00	20,808.00	
Road Expenses	23,237.00	17,984.72	24,500.00	
Tall Pines Repair			10,000.00	
Software & Website Expenses	620.00	690.33	1,000.00	Increased for inflation + Otter.ai
Taxes & Licenses	400.00	783.47	2,000.00	Allows for a licensed professsional to file.
Utilities	1,800.00	1,025.15	2,000.00	Increased for Firefly expenses.
Building Reserve	5,000.00	5,000.00	12,056.77	\$5000 + \$7056.77 will be transferred to the GAPOA Reserve Fund.
Miscellaneous			5,000.00	
Total Expenses	\$ 82,365.00	\$ 57,806.19	\$ 133,439.77	
Net Operating Income	\$ 7,300.00	\$ 34,049.77	\$ (34,049.77)	