

2026 Elba Point HOA Propose Budget

	Jan -Dec 2026 Actual Profit & Expense	2026 Proposed Profit & Expense Budget	2026 \$ Over Budget	2026% of Budget
Total Membership	85 (56/24) 28 Slips	85 (53/32) 28 Slips 6 Wave Runners		
Membership/Boat Slip/Wave Runner/Kayak	\$410/\$369/\$525/ \$250/\$80/\$200	\$410/\$369/\$525/ \$262.50/\$80/\$200		
CLUB HOUSE INCOME				
Boat Slips (28 Slips)		\$14,700.00	14,700.00	100.0%
Boat Initiation Fee		\$100.00	100.00	100.0%
Wave Runners (QTY 6)		\$1,575.00	1,575.00	100.0%
Kayaks (16 Position)		\$1,280.00	1,280.00	100.0%
Boat Winter Storage (6)		\$1,200.00	1,200.00	100.0%
Dock Waiting List		\$50.00	50.00	100.0%
Money Towards Dock Help		\$50.00	50.00	100.0%
TOTAL BOAT/Wave Runner & Kayak SLIP INCOME	\$0.00	\$18,955.00	18,955.00	100.0%
CLUB HOUSE INCOME CONTINUES				
Beach Dues (53 Member)		\$21,730.00	21,730.00	100.0%
Beach Dues Citizen (32 members)		\$11,808.00	11,808.00	100.0%
Late Membership Dues (10)		\$300.00	300.00	100.0%
Club House 50/50		\$500.00	500.00	100.0%
Concession		\$1,200.00	1,200.00	100.0%
CLUB TOTAL INCOME	\$0.00	\$35,538.00	35,538.00	100.0%
OPENING DAY INCOME				
Donation to Club house		\$3,400.00	3,400.00	100.0%
Tricky Tray		\$3,400.00	3,400.00	100.0%
TOTAL OPENING DAY INCOME	\$0.00	\$3,400.00	\$3,400.00	100.0%
RENTAL INCOME				
		\$1,500.00	\$1,010.00	100.0%
TOTAL CLUBHOUSE INCOME		\$59,393.00	59,393.00	100.0%
FIXED CLUB HOUSE EXPENSES				
Insurance		\$8,800.00	8,800.00	100.0%
Property Tax		\$9,000.00	9,000.00	100.0%
TOTAL FIXED EXPENSES	\$0.00	\$17,800.00	17,800.00	100.0%
MAINTENANCE				
Annual New Keys		\$380.00	380.00	100.0%
BEACH (Weed Treatment)		\$2,000.00	2,000.00	100.0%
Building		\$1,000.00	1,000.00	100.0%
Docks/Kayak Rack		\$2,000.00	2,000.00	100.0%
Grounds/Lawn Maintenance		\$2,500.00	2,500.00	100.0%
Recharge Fire Extinguisher		\$250.00	250.00	100.0%
Snow Plowing Cost		\$460.00	460.00	100.0%
TOTAL MAINTENANCE EXPENSES	\$0.00	\$8,590.00	8,590.00	100.0%
OPERATING EXPENSES				
Annual PO Box Cost		\$303.00	303.00	100.0%
Annual Cost Lake Testing fees		\$1,700.00	1,700.00	100.0%
Concession Cost		\$1,200.00	1,200.00	100.0%
Food License		\$70.00	70.00	100.0%
Hopatcong Processing & Fire Protection Fees		\$25.00	25.00	100.0%
Life Guard Training Expense		\$750.00	750.00	100.0%
House		\$450.00	450.00	100.0%
Miscellaneous		\$1,500.00	1,500.00	100.0%
News/Events/Stamps/Badge Material		\$500.00	500.00	100.0%
Opening Day Cost		\$1,000.00	1,000.00	100.0%
Professional Fees		\$650.00	650.00	100.0%
Tricky Tray Donation-Club House Half Member ship		\$205.00	205.00	100.0%
Cash redrawn for Opening Day		\$250.00	250.00	100.0%
Summer Trash Remover Cost		\$1,800.00	1,800.00	100.0%
TOTAL OPERATING EXPENSES	\$0.00	\$10,403.00	10,403.00	100.0%
PAYROLL EXPENSES				
ADP Payroll Fee		\$800.00	800.00	100.0%
Payroll Taxes (TX/FINCL SVC)		\$2,500.00	2,500.00	100.0%
Payroll Expenses		\$11,500.00	11,500.00	100.0%
TOTAL PAYROLL EXPENSES	\$0.00	\$14,800.00	14,800.00	100.0%
SOCIAL FUNCTIONS				
Opening Day Start Up		\$300.00	300.00	0.0%
Annual Camp Out		\$100.00	100.00	100.0%
Holiday Children Party expense		\$400.00	400.00	100.0%
July 4th Donation to Yacht Club		\$250.00	250.00	100.0%
Donation Yacht club		\$0.00	0.00	0.0%
July 4th for Children (Neon)		\$150.00	150.00	100.0%
Social Functions		\$600.00	600.00	100.0%
TOTAL SOCIAL FUNCTIONS EXPENSES	\$0.00	\$1,800.00	1,800.00	100.0%
UTILITIES				
Electric		\$2,000.00	2,000.00	100.0%
Oil		\$1,600.00	1,600.00	100.0%
Porter Potty		\$2,000.00	2,000.00	100.0%
Water		\$400.00	400.00	100.0%
TOTAL UTILITIES EXPENSES	\$0.00	\$6,000.00	6,000.00	100.0%
TOTAL EXPENSES	\$0.00	\$59,393.00	59,393.00	100.0%
QuickBooks Redeposite				
NET Ordinary Income	\$0.00	\$0.00	0.00	0.00