

Tri-County Point POA

Summary Budget

Jan 1, 2026 - Dec 31, 2026

Category

Total

Income

Admin Fees	\$687.20
Amenities	\$500.00
Assessments	\$346,804.00
2025 Outstanding	\$59,891.60
Prior Year's Outstanding	\$54,000.00
Total for Assessments	\$460,695.60
Certified Mail	\$273.40
Community Center	\$3,000.00
Deed Transfer Fees	\$17,070.00
Improvements Approval	\$6,500.00
Interest	\$650.00
Late Fees	\$1,996.20
Lien Filing Fee	\$975.00
Lien Release	\$3,250.00
Resale Certificate	\$4,500.00
Shredding NC	\$3,000.00
Total Income	\$503,097.40

Expenses

Audit	\$25,000.00
Insurance	
Directors & officers	\$10,722.00
Total for Insurance	\$10,722.00
Bank Fees	\$45.00
Liability	\$13,000.00
Boat Ramp	\$70,600.00
Community Center	\$5,000.00
Elections	\$5,000.00
Gas	\$3,000.00
Legal Fees	\$20,000.00
Foreclosures	\$5,000.00
Total for Legal Fees	\$25,000.00
Mail Outs	\$3,401.19
Merchant fees	\$1,224.26
Job Supplies	\$500.00
Office	\$10,000.00
Internet/Phones	\$3,000.00
Total for Office	\$13,000.00
Payroll	\$130,000.00
Payroll taxes	\$9,000.00
Total for Payroll	\$139,000.00
Picnic Cabanas	\$15,000.00
Pier	\$2,500.00

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Category	Total
Pier/Pool Bathrooms	\$15,000.00
Pool Supplies	\$7,000.00
Pool Yard	\$27,500.00
Property Taxes	\$9,991.56
Roads	\$77,320.13
Small Equipment	\$1,000.00
Transfer to Savings	\$24,000.00
Utilities	
Pool	\$5,000.00
Boat Ramp	\$243.26
Office, Pier, Bathhouse	\$2,500.00
Community Center	\$1,800.00
Total for Utilities	\$9,543.26
Total Expenses	\$503,347.40
Net Total	-\$250.00