

WEDGEFIELD PLANTATION ASSOCIATION
ANNUAL BUDGET
2025/2026

OPERATING BUDGET

INCOME	2025	Adjustments	2025 Revised	2026	
ASSESSMENTS	\$ 417,600.00		\$ 417,600.00	\$ 417,600.00	NO ASSESSMENT INCREASE
NON-COLLECTABLE	\$ (18,850.00)		\$ (18,850.00)	\$ (18,850.00)	
BANK INTEEST	\$ 1,000.00	\$ 24,000.00	\$ 24,000.00	\$ 24,000.00	
ARC NONREFUNDABLE	\$ 1,000.00	\$ 59,000.00	\$ 60,000.00	\$ 20,000.00	
ARC NONREFUNDABLE FEES/FINES	\$ 2,000.00		\$ 2,000.00	\$ 2,000.00	
ASSESSMENT LATE FEES	\$ 1,200.00		\$ 1,200.00	\$ 1,200.00	
LEGAL & LIENS	\$ 3,500.00		\$ 3,500.00	\$ 3,000.00	
MARINA CARD	\$ 12,000.00	\$ 500.00	\$ 500.00	\$ 500.00	
SPECTRUM	\$ 29,365.00	\$10,000	\$ 39,365.00	\$ 14,500.00	
INSURANCE CLAIM		0 \$ 29,587.00	\$ 29,587.00		#10 0
TOTAL REVENUE	\$ 448,815.00	\$ 123,087.00	\$ 558,902.00	\$ 463,950.00	

EXPENSES

ADMINISTRATIVE EXPENSES

ADVERTISING	\$ 250.00		\$ 250.00	\$ 250.00	
BANK CHARGES	\$ 150.00		\$ 150.00	\$ 150.00	
COLLECTION FEES	\$ -		\$ -	\$ -	
LEGAL FEES	\$ 12,000.00	\$ 22,000.00	\$ 34,000.00	\$ 13,000.00	#3
MANAGEMENT FEES	\$ -		\$ -	\$ -	
NEWSLETTER	\$ 500.00		\$ 500.00	\$ 500.00	
OFFICE SUPPLIES	\$ 8,000.00		\$ 8,000.00	\$ 9,000.00	
POSTAGE	\$ 3,000.00		\$ 3,000.00	\$ 3,000.00	
RESERVE STUDY	\$ -		\$ -	\$ -	
DRAINAGE STUDY	\$ 35,000.00	(\$35,000)	\$ -	\$ 45,000.00	#15 #4
TAX PREPARATION FEES	\$ 2,500.00		\$ 2,500.00	\$ -	
ACCOUNTING	\$ 3,500.00		\$ -	\$ 2,500.00	#16 BOOKKEEPING
ACCOUNTING CPA	\$ 5,000.00		\$ 5,000.00	\$ 5,000.00	
TRAINING	\$ -		\$ -	\$ -	
WAGES	\$ 45,000.00		\$ 45,000.00	\$ 50,000.00	
PAYROLL EXPENSES	\$ 4,000.00		\$ 4,000.00	\$ 5,000.00	
DUES & SUBSCRIPTIONS	\$ 50.00		\$ 50.00	\$ 50.00	
FURNITURE & EQUIPMENT	\$ 2,000.00		\$ 2,000.00	\$ 2,000.00	
EQUIPMENT REPAIR	\$ 2,000.00	(\$1,000)	\$ 1,000.00	\$ -	
OFFICE MAINTENANCE	\$ 2,500.00		\$ 2,500.00	\$ 2,500.00	
PRINTING	\$ 2,500.00		\$ 2,500.00	\$ 2,500.00	
SIGNAGE	\$ 4,000.00		\$ 4,000.00	\$ 1,500.00	
WELCOME	\$ 3,000.00		\$ 3,000.00	\$ 3,000.00	
WEBSITE MAINTENANCE	\$ 2,500.00		\$ 2,500.00	\$ 2,500.00	
SPECIAL EVENTS & HOLIDAY	\$ 5,000.00		\$ 5,000.00	\$ 7,500.00	
ARC SUPPLIES	\$ 3,000.00		\$ 3,000.00	\$ 2,000.00	
ANNUAL MEETING	\$ 2,500.00		\$ 2,500.00	\$ 2,500.00	
COMPLIANCE OFFICER	\$-		\$-	\$ 2,500.00	#17
TOTAL ADMINISTRATION	\$ 147,950.00		\$ 130,450.00	\$ 161,950.00	

FIXED COSTS

FEDERAL TAXES	\$ -	\$ 500.00	\$ 500.00	\$ 3,000.00	
STATE TAXES	\$ -		\$ 250.00	\$ 750.00	
INSURANCE	\$ 15,000.00	(\$6,000)	\$ 9,000.00	\$ 9,000.00	#5
PROPERTY TAXES	\$ 3,500.00		\$ 3,500.00	\$ 3,500.00	
COUNTY STORM WATER FEE		\$4,784	\$ 4,784.00	\$ 4,784.00	#14
SECRETARY OF STATE FILING	\$ -		\$ 250.00	\$ 250.00	
WORKERS COMP	\$ -		\$ -	\$ -	
TOTAL FIXED COSTS	\$ 18,500.00		\$ 18,284.00	\$ 21,284.00	

OPERATING COSTS

GROUND MAINTENANCE & LANDSCAPE	\$ 15,000.00		\$ 15,000.00	\$ 15,000.00	#7
LANDSCAPING CONTRACT	\$ 38,000.00		\$ 33,000.00	\$ 33,000.00	#6
PEST CONTROL	\$ 1,500.00		\$ 1,500.00	\$ 1,500.00	
SECURITY SERVICES	\$ -	\$1,000	\$ 1,000.00	\$ 2,000.00	#11 #13
REMOVAL SERVICES	\$ -		\$ -	\$ -	
STREET CLEANING	\$ -		\$ -	\$ -	
TELEPHONE & INTERNET	\$ 600.00		\$ 600.00	\$ 600.00	

TRASH REMOVAL	\$	-	\$	-	\$	-
UTILITIES	\$	25,000.00	\$	25,000.00	\$	25,000.00
WATER	\$	1,000.00	\$	1,000.00	\$	1,000.00
SPOIL SITE REMEDIATION	\$	5,000.00	\$	5,000.00	\$	5,000.00
MARINA GATE & LANDING	\$	2,000.00	\$	2,000.00	\$	2,000.00
ROAD MAINTENANCE REPAIR (MINOR)	\$	4,500.00	\$	4,500.00	\$	4,500.00
PLANNING & PERMITS	\$	-	\$	25,500.00	#12	0
TOTAL OPERATING COSTS	\$	92,600.00	\$	114,100.00		\$ 89,600.00
TOTALS OPERATING COSTS	\$	262,050.00	\$	262,834.00	#8	\$ 272,834.00
	\$	448,415.00	\$	548,902.00		\$ 463,950.00
		0 Ins Claim		(\$29,587)	#1	\$0
		(\$262,050) Operating X		(\$262,834)	#2	\$ (272,843.00)
TOTAL RESERVE ALLOCATION	\$	186,365.00	\$	256,481.00	#9	\$ 191,107.00

NOTES	1	INSURANCE REVENUE FROM AUTOMOBILE INC ACCIDENT TO MAIN OFFICE
	2	NET OPERATING EXPENSES
	3	LEGAL EXPENSE ONGOING LAW SUITE RICKETTS/COURTNEY
	4	DRAINAGE STUDY REPLACED BY CLEMSON STUDENT PARTICIPATION
	5	REVISED 2025 WPA INSURANCE
	6	2025/2026 CONTRACTED LANDSCAPE SERVICES
	7	SUBMITTED 2026 LANDSCAPE COMMITTEE BUDGET
	8	REVISED 2025 OPERSTING EXPENSES
	9	REVISED 2025 RESERVE FUND ALLOCATIONS
	10	INSURANCE CLAIM FROM AUTOMOBILE INCIDENT TO MAIN OFFICE
	11	CIVIC SECURITY AT ANNUAL & REGULAR MEETINGS
	12	DREDGING MAINTENANCE CONTRACT REVIEW
	13	SECURITY FOR ANNUAL MEETING & MONTHLY BOARD MTGS. AS NEEDED
	14	GEORGETOWN COUNTY STORM WATER FEE
	15	COMPREHNSIVE DRAINAGE & DREDGING MASTER PLAN
	16	BOOKKEEPING MONTHLY RECONCILLATIONS
	17	NEW POSITION FOR CODE ENFORCEMENT

RESERVE BUDGET

ANTICIPATED RESERVE BALANCE 2026	1/1/26	\$ 491,157.19
TRANSFER FROM OPERATING BUDGET		\$ 167,107.00
INVESTMENT INTEREST-RESERVES		\$ 24,000.00
TOTAL -EXPENSES RESERVES	2026	\$ 150,000.00
ANTICIPATED RESERVE BALANCE 12/31/2026		\$ 523,264.19