



3rd Quarter Presentation

August 2026

Introduction - LPMS Overview

Lincoln Park Main Street Program

A community-driven initiative focused on revitalizing the Lincoln Park District.

Main Street Four Point Approach

- **Economic Vitality:** Strengthening the district's economic base
- **Design:** Enhancing physical appearance and historic preservation
- **Promotion:** Marketing the district's unique characteristics
- **Organization:** Building partnerships and fostering collaboration

Economic Vitality

Goals:

- Strengthen the LPMS's economic base by supporting existing businesses, attracting new businesses, and ensuring a diverse and thriving economic mix; and
- Achieve a 70% occupancy rate for commercial spaces

Economic Vitality - Business Development

Key Deliverables

Form a Lincoln Park Business/Merchant Association

Establish a Business/Merchant Association of a minimum of 10 business owners.

New Business Attraction

Contact at least one new business and report progress quarterly

Job Creation & Retention

Track and report on jobs created and/or retained within the Lincoln Park District

Business Workshops

Coordinate and host two "Doing Business with the City" workshops

Business Directory

Compile and publish a comprehensive business directory for the Lincoln Park District

Economic Vitality - Business Development

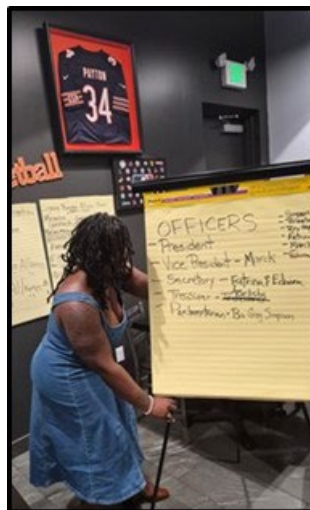
Key Deliverables	Status
Lincoln Park Business/Merchant Association (minimum of 10 business owners)	<i>Meetings held March 18th; April 22nd; June 10th 2026 at The Bleu Clarinet Restaurant & Jazz Lounge and Phatz Sports Bar</i>
New Business Attraction (contact at least one new business)	<i>Boxing Gym A Future Worth Fighting 4 March 2026;</i>
Job Creation & Retention	<i>Two part-time positions created for Gym.</i>
Business Workshops (2 “Doing Business with the City”)	<i>June and August 2026.</i>
Business Directory (compile & publish)	<i>Creation of a directory of properties in the district and to publish online by September 2026.</i>



April Meeting: 10 attendees



June Meeting: 22 attendees



Raffled Pair Tix to
Concert in June



First Friday &
Business
Networking
Attendance 70
& 55



Economic Vitality - Property Development

Key Deliverables	Status
Technical Assistance (provide technical assistance to at least one property owner, developer, or business on renovation/repurpose of commercial space)	<i>Cynthia's Alterations and More - Commercial Signage Grant, and Façade Grant;</i> <i>Apex – Registration for Federal Grants, and Grant Writing Development Process;</i> <i>A Future Worth Fighting 4 – Commercial Signage Grant;</i>
Property Listing (create, maintain, and publish a listing)	<i>LPMS Staff will monitor the District and record any change in the status of properties i.e., vacant lot, construction, empty building, occupied, abandoned, or renovation is or has occurred.</i>
Prospect Database (create and maintain a database of individuals interested in properties)	<i>LPMS updated the existing listing to show 908 Avenue D is no longer vacant. Publish a directory of available properties in the district online in .pdf format by September 2026.</i>



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Cynthia Ashley
Owner/Operator

(772) 302 - 5914

1802 Ave D Ft Pierce, Florida 34931

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1 2 3 4 5

Lincoln Park Main Street

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Fort Pierce, FL 34948
Phone: 407-257-1678

Email:

lincolnparkmainstreet@live.com

Website: www.historiclpms.org

*Historic Lincoln Park
Home To
Zora Neale
Hurston Dust
Tracks
&
Hall of Fame
Highwaymen
Artists
Heritage Trail*

This Directory sponsored by:



Lincoln Park Main Street Directory of Properties

*A Directory of
Vacant Lots,
Empty Buildings,
Abandoned
Properties*



Presented by Lincoln
Park Main Street



PRESENTED BY
LINCOLN PARK MAIN STREET

HISTORIC
**LINCOLN PARK
DISTRICT**
BUSINESS & PROPERTY DIRECTORY

A Guide to Properties, Businesses & Investment
Opportunities in a Timeless Community

FORT PIERCE, FLORIDA

2026 EDITION 1



COMMUNITY.
HERITAGE.
OPPORTUNITY.



PRIME LOCATIONS
IN HISTORIC
LINCOLN PARK

DIVERSE PROPERTIES
RESIDENTIAL, COMMERCIAL
& MIXED-USE

STRONG COMMUNITY
A VIBRANT PLACE TO LIVE,
WORK & INVEST

Preserving Our Past. Investing in Our Future.
HISTORIC LINCOLN PARK • FORT PIERCE, FLORIDA
ESTABLISHED IN 1913

Design - Physical Improvements, Historic Preservation & Architectural Standards

Key Deliverables	Status
Promote Façade Grant (promote/assist businesses with application)	<i>Program opened in May, LPMS began promoting in the May Showcase Newsletter</i>
Impact Fee Moratorium (provide/distribute information)	<i>Informed developers of the City's Impact Fee Moratorium has been extended through November 3, 2026. The notification will be published in the monthly LPMS Showcase newsletter through November 2026.</i>
Historic Designation (research and prepare applications for at least 1 building)	<i>Historic Lincoln Park Survey II project began July 1, 2026</i>
Master Plan Input (coordinate with FPRA)	<i>LPMS worked with consultant by providing guided tour of area and participated in the master plan February 25th, April 1st, and facilitated a table group at the May 5th workshop.</i>
City Design Standards	<i>Copy on file</i>



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City of Fort Pierce Extends Impact Fee Waiver for New Construction in Redevelopment Area

Thinking about building a new home or business in the heart of Fort Pierce? Now is the perfect time.

FORT PIERCE, FL – The City of Fort Pierce is proud to announce the extension of its impact fee moratorium, reaffirming a strong commitment to encouraging new residential and commercial construction within the Urban Infill and Redevelopment Area. First adopted in 2020, this initiative has helped reduce development costs and spark investment. With the City Commission's approval on November 3, 2025, the waiver will now continue through November 3, 2026.



- ✓ Publish in Showcase Newsletter
- ✓ Remind and/or inform builders of the impact fee waiver expiring soon
- ✓ Distributed flyers to businesses in the District and community
- ✓ Printed application for business owners

Promotion – Events & Marketing

Key Deliverables	Status
Small Business Saturday Sidewalk Pop Up (2x/year)	<i>1st Popup -November 29, 2025</i>
Business/Merchant Networking Event (2x/year)	<i>June 10, 2026; September</i>
Flaming Knight Motorcycle Club Toy Drive	<i>December 6, 2025</i>
Christmas on Moore's Creek Toy Give-A-Way and Health & Wellness Festival	<i>December 13, 2025</i>
Community Engagement (Education/Workshops, Meetings)	<i>August 2026</i>
Business Assistance/education workshops with SBDC	<i>September 2026</i>
Plan, coordinate, promote, and host no fewer than 12 promotional and/or educational events	
Reach 1,000 social media impressions via various platforms and LPMS-powered website	<i>Reach of 3,149; 17,391 views; 141 3-second views; 197 1-minute views; 342 content interactions; 1,402 engagements; and 1,009 clicks over a 90-day period in the third quarter.</i>

Promotion – Events & Marketing

Key Deliverables	Status
Organized and facilitated the development of a business association in the Lincoln Park District.	<i>The organizing meeting for the business/merchant association was held March 18, 2026 at the Bleu Clarinet. Follow up meetings April 22nd and April 30th. Business Networking event was held June 10th. Business owners, food trucks, and home businesses. To date, 40 individuals/business owners.</i>
Community Engagement activities representing Fort Pierce and Lincoln Park History.	<i>Participation as the main speaker for the City of Port St. Lucie Juneteenth Celebration and display booth in the exhibition hall.</i>
Reach 1,000 social media impressions via various platforms and LPMS-powered website	<i>Based on the data from Facebook Meta analytics, the performance of marketing and promoting of various business and community activities, including the community farewell gathering for Hassie & Charles Russ at Bleu Clarinet; the First Friday and FAMU Alumni Social; Business Association & Business Networking events; the Lincoln Park Master Plan Workshop #3; and the Avenue D Road Construction Ground Breaking event, via social media posts and reels had a reach of 3,149; 17,391 views; 141 3-second views; 197 1-minute views; 342 content interactions; 1,402 engagements; and 1,009 clicks over a 90-day period in the third quarter.</i>

Promotion - Branding & Positive Image

Key Deliverables

Brand Recognition Surveys

Conduct quarterly surveys with minimum 25 respondents (100 annually)

Lincoln Park Showcase Newsletter

Publish digital newsletter monthly beginning October 1

Website & Social Media

Complete website updates by March 2025 and increase traffic by 10% annually

Community Testimonials

Collect testimonials from 12+ visitors and 6+ residents

Promotion - Branding & Positive Image

Key Deliverables	Status
Brand Recognition Surveys (conduct quarterly surveys with minimum 25 respondents (100 annually))	<i>LPMS conducted surveys November 29th, December 6th, December 13th, (31); January 30th, March 5th, March 18th (28 collected); Also, surveys for the Avenue D Road Construction project for a total of 28 surveys were collected in June.</i>
Lincoln Park Showcase Newsletter (publish digital newsletter monthly)	<i>LPMS published April, May, and June 2026 issues of the Lincoln Park Showcase Newsletter.</i>
Website & Social Media (complete website updates by March 2025 and increase traffic by 10% annually)	<i>LPMS increased it's website and social media traffic related to District information.</i>
Community Testimonials (collect testimonials from 12+ visitors and 6+ residents)	<i>November 29th, December 6th, December 13th, 2025 (8); January 19th 2026 (4) testimonials collected.</i>

LINCOLN PARK MAIN STREET SHOWCASE

LPMS
LINCOLN PARK MAIN STREET

The Official Newsletter of The Lincoln Park Main Street, Fort Pierce, FL • "Revitalizing Avenue D"

APRIL/MAY 2026 • Volume 10 Issue 40

Historic Lincoln Park



A wave of redevelopment is bringing new attention and investment to Historic Lincoln Park, one of Fort Pierce's most storied neighborhoods, as city leaders, residents, and community organizations work to balance economic growth with historic preservation.

For generations, Lincoln Park has served as the cultural and economic center of the city's African American community. The neighborhood's history is deeply intertwined with Fort Pierce's development, reflecting decades of resilience, entrepreneurship, and civic leadership. Today, that legacy is shaping conversations about the area's future.

Recent redevelopment initiatives have focused on housing improvements, infrastructure upgrades, economic development opportunities, and neighborhood beautification projects designed to enhance quality of life for residents. Supporters say the investments are long overdue and have the potential to attract new businesses, create jobs, and strengthen property values throughout the community.

"Lincoln Park has always been a vital part of Fort Pierce," community advocates say. "The goal is to create opportunities while protecting the character and history that make the neighborhood unique."

City officials have identified the area as a priority for revitalization, citing aging infrastructure, housing needs, and economic challenges that have persisted for decades.

Planned improvements include roadway enhancements, improved public spaces, housing rehabilitation programs, and efforts to encourage private-sector investment along key commercial corridors.

The redevelopment effort comes at a time when Fort Pierce is experiencing broader economic growth and increased interest from developers throughout St. Lucie County. While many residents welcome new investment, they also emphasize the importance of ensuring that longtime homeowners and families remain part of the community's future.

Concerns about affordability and displacement have become central to discussions surrounding redevelopment. Community leaders have advocated for policies that support affordable housing, homeownership opportunities, and assistance programs for existing residents.

"We want development that benefits the people who have lived and invested here for generations," said one longtime resident during a recent community discussion. "Progress should include everyone."

Historic preservation also remains a key component of redevelopment plans. Lincoln Park is home to numerous sites and institutions that reflect the neighborhood's cultural significance, including churches, schools, businesses, and civic organizations that have served residents for decades.

Preservation advocates argue that maintaining those landmarks is essential to protecting the community's identity while creating opportunities for heritage tourism and educational initiatives, as agreed by Lincoln Park Main Street, the nonprofit leading the way for preserving the cultural, historical and heritage aspects of Lincoln Park.

Economic development experts point to Lincoln Park's strategic location and strong community ties as assets that could help attract new businesses and entrepreneurs. Efforts to support small business growth and workforce development are expected to play a significant role in the neighborhood's transformation.

For many residents, the future of Lincoln Park is about more than new buildings or infrastructure improvements. It is about preserving a community's history while creating new opportunities for the next generation.

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LINCOLN PARK MAIN STREET SHOWCASE

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LINCOLN PARK MAIN STREET

The Official Newsletter of The Lincoln Park Main Street, Fort Pierce, FL • "Revitalizing Avenue D"

JUNE 2026 • Volume 11 Issue 40

African-American Music Appreciation Month



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Black Music Appreciation Month is an annual celebration of African-American music in the United States. It was initiated as Black Music Month by President Jimmy Carter, who, on June 7, 1979, decreed that June would be the month of Black music. After the announcement by Carter, the bill finally passed in 2000 when activist Dyan Williams' 10 years of effort persuaded Congress. Williams played an essential role in the creation and solidification of Black Music Month, along with Kenneth Gamble and Ed Wright.

Since the beginning of colonization, music and song formation has been a preservation technique for African culture. Slavery is a significant part of Black music's origin and historical evolution. While colonization tried to dilute and erase African culture, Africans maintained their stories of culture through the language of songs. Black Music Month recognizes their development into genres such as rap, jazz, soul music, funk, hip hop, and more.

History

During the transportation of Africans to the West in the 1600s and 1700s, they maintained their culture through tribal chants, language, religious beliefs, and emotional expression. However, plantation owners were apprehensive about African culture because of its potential to cause an uprising. As a result, Africans utilized variations of storytelling through music to maintain their traditions and culture. The development of Black music occurred during and after slavery, which formed genres such as gospel music or the blues.

Black Music Month became African American Music Appreciation Month in 2009 by a proclamation from President Barack Obama [4]. In his 2016 proclamation, Obama noted that African-American music and musicians have helped the country "to dance, to express our faith through song, to march against injustice, and to defend our country's enduring promise of freedom and opportunity for all." In 2023, President Joe Biden returned it to its original name of Black Music Month.

Important figures

Music producer Kenneth Gamble and entertainment industry executive Ed Wright both helped initiate Black Music Month's establishment. Gamble has been recognized for his many contributions to the music industry, including his partnership with Leon Huff. Huff and Gamble became popular for their music label Philadelphia International.

Dyan Williams has worked in radio for 52 years, and continues her work through company Influence Entertainment. Williams was the founder of International Association of African American Music in the 1990s which helped advocate for Black Music Month. In addition to this organization, she contributed directly to Black Music Month by co-authoring House Concurrent Bill 509 [10]. Although the month was recognized by Jimmy Carter hosting a reception and concert for Black music in 1979, it was officially established through Congress in 2000 because of Williams' advocacy.



Avenue D Road
Construction Project
Survey Areas:
1- Juneteenth
2- Businesses on the
corridor
3- Residents in the
community
4- Residents adjacent to
the Avenue D corridor

Summary of Surveys:

1- Directly impacts operations, especially for businesses with single entrance and exit; Cause unexpected delays in travel time; No impact yet; Cause unexpected delays in travel time; Detours are inconvenient; Client lost while traveling from Vero to Avenue D, couldn't follow detour signs; Create noticeable disruptions, slower traffic, and reduced access during certain hours;

2- Investment is to improve safety, accessibility, traffic flow, and overall appearance of the corridor; Improvements are necessary and long overdue and grateful; Improve the look; Avenue D deserves beautification; Change the image of Avenue D; Different look with the same history of Ave D; More investment more business to the area; Infrastructure was overdue for modernization, upgrades necessary, and assurances project completed efficiently and high standard.

3- Expectation after project: nicer streets, signage, and flowers; After beautification, want investment in the buildings to increase more traffic; Beautification make the area (road) better for smoother ride and easier access; Cooperation and cohesion with business owners and the city, increase in property values; ready for it to be over; concern for homeless population; Beautification and utilizing the empty spaces; hope for more businesses and cultures to unite; See visible improvements maintained; historical buildings need a facelift; Add more traffic to bring more business; More improvement, jobs, better access to the community, concern for homeless; Expect quality roads to support more traffic, scenic neighborhoods to build pride;

Organization

Goals:

- **Develop a strong foundation for a sustainable revitalization effort that aligns with the City's goals, including engaging stakeholders, forming partnerships, and fostering a collaborative environment**

Organization – Partnerships, Volunteer Engagement & Resource Mgmt.

Key Deliverables	Status
Organization Partnerships	<i>LPMS partnered with the Highwaymen Organization; Treasure Coast Connections; Learning Tree Academy; and Port St. Lucie Juneteenth Celebration.</i>
Volunteer Engagement	<i>November 29, 2025: Small Business Pop Up = 12 Hours December 6, 2025: Toy Drive: = 80 hours December 13, 2025: 5K Run/Walk: = 40 hours December 13, 2025: Toy Give-a-way: = 174 hours February 20, 2026: Grave Unveiling & Museum Soft Opening = 7 hours February 21, 2026: Highwaymen Festival: = 8 hours Museum Volunteer Weekend Hours: = 32 hours Museum Board Meetings: = 18 hours LPMS Board Meetings: = 144 hours LPMS Promotions Committee: = 210 hours Total Volunteer Hours: 725 hours * \$35.00 = \$25,375.00</i>
Resource Management	<i>Lincoln Park Main Street continues to pursue partnerships that will build, develop, and revitalize the area with sustainable housing, cooperative opportunities, and co-sharing business space. Future plans for the establishment of a Community Development Housing Organization.</i>

Lincoln Park Main Street Partnerships

Special Thanks

Yasmine Julmisse, WPBF News 25	Patricia Mullins
Alex Buckle	River of Life Fellowship Choir
Muffy Charles	Janelle Washington-Brown
Culture Arts Theatre Inc.	The Brotherhood of Forerunners
Pamela Carlters	Ionis Jefferson
Kerry Charles Driver	Lauren Perry & Cultural Council for Palm Beach County
Joshua Santel	Caribbean Radio HD
Derek Hankerson	

And to all who contributed to planning and organizing this event.

Program subject to change.



CityofPSL.com/
Events

Thank you to our sponsors.



PORT ST. LUCIE
JUNETEENTH
A CELEBRATION OF UNITY



June 19
5-7:30 p.m.

MIDFLORIDA Event Center
9221 SE Event Center Place

2026

Juneteenth Celebration Program Schedule

4:30 p.m.: Lobby entertainment
- Alex Buckle, saxophonist

5 p.m.: Program begins

- Opening remarks
- Welcome and proclamation reading, Mayor Shannon Martin
- National anthem and "Lift Every Voice and Sing," Muffy Charles, River of Life Fellowship Choir
- African dancing and dance performance, Culture Arts Theatre

Speaking presentation

- History and legacy of the Lincoln Park Community, Pamela Carlters, Executive Director, Lincoln Park Main Street

10-Minute Break

Honoring Opal Lee

4:10 p.m.: Musical performance,
Muffy Charles

Remarks: Kerry Charles
Driver, President, Port St.
Lucie Chapter of Episkon
Alpha Sigma Zeta

News clip: Opal Lee
Feature

Audience tribute to
Opal Lee, Joshua
Santel, City of Port St.
Lucie Youth Council

10-Minute Break



Photo courtesy of Shana Jones

Juneteenth Historical Presentation

4:45 p.m.: From the swamps of
Florida to Galveston, Texas: The
Story of Juneteenth

Created by Derek Hankerson,
presented by Patricia Mullins

Musical performance, River of Life
Fellowship Choir

Acknowledgments & Closing Performances

7:05 p.m.: Special
acknowledgments & past/future
events, Joshua Santel

Fan-clacking and trail-riding
dance performance and tutorial,
Janelle Washington-Brown, LaSaca

Closing remarks and final
saxophone performance, Alex
Buckle, with audience participation

"Lift Every Voice and Sing"

by James Weldon Johnson and
John Rosamond Johnson

*Lift every voice and sing
Till earth and heaven ring
With the harmonies of Liberty
Let our rejoicing thence
High up the listening skies
Let it resound loud as the rolling sea*

*Sing a song full of the faith that the
dark past has taught us
Sing a song full of the hope that the
present has brought us
Facing the rising sun of our new day
begin
Let us march on till victory is won*

*Stony the road we tread
Bitter the chastening rod
Felt in the days when hope unborn
had died
Felt with a thrifty deal
Have not our weary feet
Come to this place for which our
forefathers sighed*

*We have come over a way that with
tears has been watered
We have come treading our path
Through the blood of the slaughtered
Out from the gloomy past
Till now we stand at last
Where the white gleams of our bright
star is cast*

*God of our weary years
God of our silent tears
Thou who has brought us thus far on
the way
Thou who has by Thy might led us
into the light
Keep us forever in the path we pray
Lest our feet slip from the rock
our God, where we meet Thee*

*Lest our hearts drunk with the wine of
the world, we forget Thee
Shadowed beneath Thy hand
May we forever stand
True to our God
True to our native land*

Lincoln Park Main Street Partnerships





Budget

Goals:

- The following information will be included in its quarterly financial reports and its quarterly presentations to the City Commission:
 - (a) Budget Summary
 - (b) Income Sources:
 - (c) Detailed Expenses:
 - (d) Budget Justification:
 - (e) Conclusion

Revenue:

Revenue Source	Q1 Amount	Q2 Amount	Q3 Amount	Q4 Amount	Year-to-Date Total
Grants	\$12,500.00	\$12,500.00	\$12,500.00		\$37,500.00
Donations	\$6,500.00	\$1,645.00	\$3,150.00		\$11,295.00
Fundraising Events					
Membership Fees	\$125.00	\$130.00	\$75.00		\$330.00
Program Service Revenue	\$6,400.00		\$500.00		\$6,900.00
Other Income (Specify)	\$3,000.00	\$1,000.00	\$250.00		\$4,250.00
Total Revenue	\$28,525.00	\$15,275.00	\$16,475.00		\$56,100.00

Expense:

Revenue Source	Q1 Amount	Q2 Amount	Q3 Amount	Q4 Amount	Year-to-Date Total
Salaries and Wages	\$4,923.81	\$4,923.81	\$4,923.81		\$14,771.43
Rent/Utilities	\$52.00	\$92.00	\$64.00		\$208.00
Office Supplies	\$403.00	\$356.21	\$645.00		\$1,404.21
Program Expenses	\$6,159.44	\$568.00	\$1,282.50		\$8,009.94
Marketing/Outreach	\$175.00	\$600.00	\$250.00		\$1,025.00
Training			\$894.00		\$894.00
Travel			\$261.00		\$261.00
Professional Services	\$10,875.00	\$350.00			\$11,225.00
Other Expenses	\$3,437.53	\$3,912.11	\$2,935.00		\$10,284.64
Total Expenses	\$26,025.48	\$10,802.13	\$11,255.31		\$48,082.58

Budget

Summary:

Expense Category	Q1 Amount	Q2 Amount	Q3 Amount	Q4 Amount	Year-to-Date Total
Total Revenue	\$28,525.00	\$15,275.00	\$16,475.00		\$60,275.00
Total Expenses	\$26,025.48	\$10,802.13	\$11,255.31		\$48,082.92
Net Surplus/ Deficit	\$2,499.52	\$4,472.87	\$5,219.31		\$12,192.08

