

Operating and Capital Budget for 2026					
APPROVED August 23, 2025					
01/01/26 to 12/31/26	\$300/\$50	YTD	Estimated	Budget for	
	Approved Budget for	01/01/25 - 08/22/25	12 Month	Budget for	
	01/01/26 to 12/31/26	Actual	Year End 2025	01/01/25 to 12/31/25	
Revenue					
135 Developed lots @ \$300	\$40,500.00	\$41,345.00	\$42,000.00	\$40,200.00	
Prior Years Maintenance Fees Collected	\$2,000.00	\$1,302.00	\$2,000.00	\$2,000.00	
63 Undeveloped lots @ \$50	\$3,150.00	\$2,700.00	\$2,800.00	\$3,200.00	
Misc (Shares / Refund)	\$600.00	\$1,075.00	\$1,700.00	\$600.00	
Misc (DRN\$4325,Bouy\$50)		\$4,375.00	\$6,000.00		
Activities		\$1,465.00	\$2,000.00		
Total Revenue excluding South Drive	\$46,250.00	\$52,262.00	\$56,500.00	\$46,000.00	
15 @ South Drive (Logan/Road fund) @ \$120	\$1,800.00	\$1,540.00	\$1,650.00	\$1,650.00	
Expenses	Approved Budget for	01/01/25 - 08/22/25	Estimated	Budget for	
	01/01/26 to 12/31/26	Actual	12 Month	Budget for	
			Year End 2025	01/01/25 to 12/31/25	
Fixed Operating Expenses					
Association Lot, Taxes, Fees and Electricity	\$900.00	\$518.99	\$850.00	\$1,000.00	
Insurance	\$2,580.00	\$0.00	\$2,580.00	\$2,300.00	
Postage, Printing, Copying, Web	\$500.00	\$362.73	\$550.00	\$500.00	
Spraying, Mosquito	\$600.00	\$70.00	\$550.00	\$600.00	
Mowing costs	\$14,000.00	\$7,500.00	\$13,000.00	\$12,000.00	
Subtotal Fixed Expenses	\$18,580.00	\$8,451.72	\$17,530.00	\$16,400.00	
Common Area Expense					
Flags, Lites, Lettering, Stickers, Signs, etc.	\$2,000.00	\$1,129.21	\$1,500.00	\$2,000.00	
Beach Trash Bins	\$250.00	\$0.00	\$150.00	\$250.00	
Beach Clean up	\$6,000.00	\$6,000.00	\$6,000.00	\$5,000.00	
Orange Cans (3 dumpsters)	\$1,250.00	\$1,113.00	\$1,113.00	\$1,500.00	
Dumping = 3 @ \$500.00 each			\$0.00		
Donations	\$1,100.00	\$885.00	\$1,100.00	\$500.00	
Tractor Maintenance / Fuel / Blades	\$150.00	\$72.66	\$100.00	\$400.00	
Snow Removal	\$5,000.00	\$6,305.00	\$6,500.00	\$5,000.00	
Drainage Maintenance	\$500.00	\$0.00	\$400.00	\$1,200.00	
Contingency	\$1,500.00		\$0.00	\$1,500.00	
Activities		\$184.77	\$1,750.00		
Share Repurchase	\$600.00	\$0.00	\$600.00	\$600.00	
Legal Fees	\$1,000.00	\$0.00	\$1,000.00	\$1,500.00	
Beach Restoration Grant & Expenses		\$5,256.00	\$5,500.00		
Subtotal Variable Expenses	\$19,350.00	\$20,945.64	\$25,713.00	\$19,450.00	
Total Expenses	\$37,930.00	\$29,397.36	\$43,243.00	\$35,850.00	
Subtotal Capital Reserves	\$8,320.00	\$22,864.64	\$13,257.00	\$10,150.00	
Capital Reserve Drawdown (Fencing)	\$0.00	\$ (1,731.75)	\$ (1,731.75)	\$0.00	
Net Capital reserves	\$8,320.00	\$21,132.89	\$11,525.25	\$10,150.00	
Total Operating Expenses, Drawdown and Capital Reserves	\$46,250.00	\$50,530.25	\$54,768.25	\$46,000.00	