

Operating and Capital Budget for 2027					
APPROVED August 29, 2026					
01/01/27 to 12/31/27	\$300/\$50	YTD	Estimated	Budget for	
	Approved Budget	01/01/26 - 08/28/26	12 Month	Budget for	
	01/01/27 to 12/31/27	Actual	Year End 2026	01/01/26 to 12/31/26	
Revenue					
136 Developed lots @ \$300	\$40,800.00	\$39,245.00	\$40,000.00	\$40,500.00	
58 Undeveloped lots @ \$50		\$2,750.00	\$2,800.00	\$3,150.00	
7 Undeveloped lots @ \$300, 51 Undeveloped lots @ \$50	\$4,650.00				
Prior Years Maintenance Fees Collected	\$500.00	\$565.00	\$1,000.00	\$2,000.00	
Misc (Shares / Refund)	\$600.00	\$800.00	\$1,000.00	\$600.00	
Misc & DNR Reimbursement		\$13,085.00	\$15,000.00		
Activities		\$878.00	\$1,500.00		
Total Revenue excluding South Drive	\$46,550.00	\$57,323.00	\$61,300.00	\$46,250.00	
15 @ South Drive (Logan/Road fund) @ \$120	\$1,800.00	\$1,680.00	\$1,680.00	\$1,800.00	
Expenses	Approved Budget	01/01/26 - 08/28/26	Estimated	Approved Budget for	
	01/01/27 to 12/31/27	Actual	Year End 2026	01/01/26 to 12/31/26	
Fixed Operating Expenses					
Association Lot, Taxes, Fees and Electricity	\$900.00	\$537.99	\$850.00	\$900.00	
Insurance	\$2,580.00	\$0.00	\$2,568.00	\$2,580.00	
Postage, Printing, Copying, Web	\$600.00	\$606.13	\$600.00	\$500.00	
Spraying, Mosquito	\$600.00	\$70.00	\$600.00	\$600.00	
Mowing costs	\$15,000.00	\$9,450.00	\$14,700.00	\$14,000.00	
Subtotal Fixed Expenses	\$19,680.00	\$10,664.12	\$19,318.00	\$18,580.00	
Common Area Expense					
Fence Stain, Trees Removed, RampSupply etc.	\$4,000.00	\$6,258.79	\$7,000.00	\$2,000.00	
Beach Trash Bins	\$250.00	\$0.00	\$150.00	\$250.00	
Beach Clean up	\$5,000.00	\$5,000.00	\$5,000.00	\$6,000.00	
Orange Cans (3 dumpsters)	\$1,550.00	\$1,508.00	\$1,508.00	\$1,250.00	
Miscellaneous		\$340.00	\$500.00		
Donations	\$1,100.00		\$1,000.00	\$1,100.00	
Tractor Maintenance / Fuel / Blades	\$150.00	\$48.38	\$100.00	\$150.00	
Snow Removal	\$5,000.00	\$5,950.00	\$6,500.00	\$5,000.00	
Drainage Maintenance	\$500.00	\$0.00	\$400.00	\$500.00	
Contingency	\$1,500.00		\$0.00	\$1,500.00	
Activities		\$869.95	\$1,000.00		
Share Repurchase	\$600.00	\$0.00	\$600.00	\$600.00	
Legal Fees	\$1,000.00	\$1,066.36	\$2,000.00	\$1,000.00	
Beach Restoration Grant & Expenses		\$10,675.00	\$15,000.00		
Subtotal Variable Expenses	\$20,650.00	\$31,716.48	\$40,758.00	\$19,350.00	
Total Expenses	\$40,330.00	\$42,380.60	\$60,076.00	\$37,930.00	
Subtotal Capital Reserves	\$6,220.00	\$14,942.40	\$1,224.00	\$8,320.00	
Capital Reserve Drawdown	\$0.00			\$0.00	
Net Capital reserves	\$6,220.00	\$14,942.40	\$1,224.00	\$8,320.00	
Total Operating Expenses, Drawdown and Capital Reserves	\$46,550.00	\$57,323.00	\$61,300.00	\$46,250.00	