Approved Budget

2026 - 2027 Budget Comparison

January 1, 2027 - December 31, 2027

Acct #	Description	2026 Total Budget	2027 Budget	Variance
OPERATING FUND				
ASSESSMENTS				
40000	Regime Fees - A	3,247,825	2,297,913	(949,912)
40010	P&I on 3 Loans	-	723,698	723,698
40080	Strand Block Access Fee - A	82,680	84,086	1,406
TOTAL ASSESSMENTS		3,330,505	3,105,697	(224,808)
OTHER REVENUE				
42122	Cell Tower Income	16,524	16,524	-
43430	PBJ Income	13,000	13,000	-
45460	Strand Block Maint. Contribution	26,502	28,045	1,543
TOTAL OTHER REVENUE		56,026	57,569	1,543
TOTAL REVENUE		3,386,531	3,163,266	(223,265)
EXPENSES				
ADMINISTRATIVE				
50000	Administrative	7,500	9,200	1,700
50840	Strand Block Access Fee	82,680	84,086	1,406
TOTAL ADMINISTRATIVE		90,180	93,286	3,106
INSURANCE & TAXES				
53000	Insurance - A	617,832	395,200	(222,632)
53500	Insurance Claim	25,000	25,000	-
54000	Taxes License, Permits	4,500	4,500	-
TOTAL INSURANCE & TAXES		647,332	424,700	(222,632)
PROFESSIONAL FEES				
55235	Legal Fees	25,000	30,000	5,000
55570	Management Services - Contract	35,904	35,904	-
55705	Professional Fees	9,000	18,000	9,000
TOTAL PROFESSIONAL FEES		69,904	83,904	14,000
SALARIES & BENEFITS				
57000	Site Manager Expenses	5,000	4,000	(1,000)
57005	Management Payroll	196,616	170,000	(26,616)
TOTAL SALARIES & BENEFITS		201,616	174,000	(27,616)

UTILITIES					
	59000	Electricity	59,700	62,000	2,300
	59300	Propane	14,500	30,000	15,500
	59615	Bulk Internet/Cable	-	73,728	73,728
	59660	Telephone	5,450	5,000	(450)
	59800	Water & Sewer	105,000	120,000	15,000
TOTAL UTILITIES			184,650	290,728	106,078
BUILDING & GROUNDS					
	61045	Lagoon Maintenance Contract	6,000	3,300	(2,700)
	61940	Landscaping Contract	63,200	59,000	(4,200)
	61980	Landscaping Other	20,000	50,000	30,000
	62440	Elevator Contract	9,000	9,000	-
	63310	Pest Control Contract	20,000	17,000	(3,000)
	63325	Pest Other	1,000	3,400	2,400
	63365	Termite	550	650	100
TOTAL BUILDING & GROUNDS			119,750	142,350	22,600
MAINTENANCE & REPAIRS					
	64115	General Repairs & Maintenance	130,000	140,000	10,000
	64445	Refuse	31,100	31,000	(100)
	65700	Tree R&M	9,000	15,000	6,000
	65915	Elevator R&M	10,000	30,000	20,000
	66530	Janitor Cleaning Contract	112,475	109,000	(3,475)
	67505	Janitorial Supplies	10,000	8,000	(2,000)
TOTAL REPAIR & MAINTENANCE			302,575	333,000	30,425
SECURITY & MONITORING					
	68015	Fire System Inspections	9,500	7,000	(2,500)
	68505	Fire Alarm Monitoring	600	600	-
	68600	Fire Sprinkler R&M	25,000	25,000	-
	69000	Security Contract	136,150	151,000	14,850
TOTAL SECURITY & MONITORING			171,250	183,600	12,350
POOL OPERATIONS					
	73500	Pool Maintenance Contract	61,542	69,000	7,458
	73508	Pool Chemicals	30,000	30,000	-
	73524	Pool R&M and Supplies	15,000	15,000	-
TOTAL POOL OPERATIONS			106,542	114,000	7,458

TRANSFERS					
	77000	Replacement Reserve Transfer	960,000	600,000	(360,000)
	77110	Loan 1 & 2 Reserve Transfer	532,732	723,698	190,966
				-	
TOTAL TRANSFERS			1,492,732	1,323,698	(169,034)
TOTAL EXPENSES			3,386,531	3,163,266	(223,265)
NET OPERATING INCOME/(LOSS)			-	-	