

FY 2027
Final Approved Budget

			STD FY 27	SHUR FY 27	Covenant FY 27	MA FY 27	Total FY27
		Income	218,068	27,600	162,736	93,632	502,036
		Income from Carry-over		40,000	13,500	10,591	64,091
		Total Available Funds	218,068	67,600	176,236	104,223	566,127
Expenses							
General Operating							
	6000 - General and Administrative						
	6,010	Ballots (Cost to mail)			375	375	750
	6,015	Bank Fees (credit card srcv fee)			350	350	700
	6,020	Billing - Postage				1,300	1,300
	6,025	Claims Filing fees				150	150
	6,027	County permit Cost				300	300
	6,030	Hospitality and Donations				2,000	2,000
	6,040	Contingency Admin			100	100	200
	6,045	Newsletter			300	300	600
	6,050	Postage			300	300	600
	6,060	Subscriptions				550	550
	6,065	Training				500	500
	6,075	Mileage Reimbursement				350	350
	Total 6000 - General and Administrative				1,425	6,575	8,000
	6100 - Office Facility						
	6,110	Emergency Center				600	600
	6,115	Furniture				100	100
	6,120	Computer Hardware/Software				1,500	1,500
	6,135	Copier Rental			1,584	816	2,400
	6,140	Security				9,200	9,200
	6,145	Supplies			600	600	1,200
	Total 6100 - Office Facility				2,184	12,816	15,000

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	6200 - Payroll Expenses						
	6,205	Association Manager Salary			54,496	26,842	81,338
	6,220	Employer - SS, Medicare			4,360	2,147	6,507
	6,225	Employer Payroll Processing			787	387	1,174
	Total 6200 - Payroll Expenses				59,642	29,377	89,019
	6300 - Professional Fees						
	6,310	CPA and Audits	4,515			1,000	5,515
	6,320	Legal				2,500	2,500
	Total 6300 - Professional Fees		4,515			3,500	8,015
	6400 - Taxes and Insurance						
	6,410	Insurance - Liability/Building etc.				10,000	10,000
	6,415	Insurance - D&O, Employee Dishonesty				1,000	1,000
	6,417	Insurance - Workers' Comp			210	214	424
	6,420	Property Taxes - Common lots				315	315
	6,425	Property Taxes - Office Building				2,625	2,625
	Total 6400 - Taxes and Insurance				210	14,154	14,364
	6500 - Utilities						
	6,510	Electric			450	450	900
	6,515	Internet/Telephone			2,100	1,100	3,200
	6,520	Oil			2,100	1,575	3,675
	Total 6500 - Utilities				4,650	3,125	7,775
		Total General Operating	4,515	-	68,111	69,547	142,173
	Operations and Maintenance						
	6600 - Maintenance - Non Right of Way						
	6,605	Beach Maintenance				1,000	1,000
	6,610	Common Lot/Easement Maintenance			275	275	550
	6,615	Community Trash Cleanup				700	700

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	6,625	Equipment Purchases/Maintenance			950	950	1,900
	6,640	Entrance Sign Maintenance				400	400
	6,645	Mosquito Control			1,000		1,000
	6,650	Office Building Repairs				500	500
	6,660	Sanitary Facilities				700	700
	6,665	Security					-
	6,675	Trash removal (office/beach)				432	432
	Total 6600 - Maintenance - Non Right of Way				2,225	4,957	7,182
	6700 - Maintenance - Right of Way						
	6,710	Right of Way Maintenance (unpaved)	1,000	13,000			14,000
	6,715	Causeway Maintenance		2,500			2,500
	6,720	Contingency ROW	1,050				1,050
	6,722	Invasive Species Control				500	500
	6,725	Drainage Clearing		4,000			4,000
	6,730	Labor - ROW and Common Property				9,910	9,910
	6,735	Maintenance ROW, Misc.	1,030	2500			3,530
	6,740	Road Repairs	700				700
	6,745	Road Sign Repair/Replace			1,900		1,900
	6,755	Snow Removal/Storm Cleanup	27,850	31,500	4,000		63,350
	6,760	Street Lighting	14,650				14,650
	6,770	Tree Trimming		4,000	8,000		12,000
	Total 6700 - Maintenance - Right of Way		46,280	57,500	13,900	10,410	128,090
		Total Operations and Maintenance	46,280	57,500	16,125	15,367	135,272
Capital Projects							
	6800 - Capital Improvement Projects						
	6,815	Major Road Paving/Rejuvenation	134,773		95,227		230,000
	6,830	Storm Water Construction	20,500				20,500
	Total 6800 - Capital Improvement Projects		155,273	-	95,227	-	250,500
	6900 - Capital Overhead						

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	6,915	Project Inspector/Manager			31,000		31,000
	Total 6900 - Capital Overhead				31,000		31,000
		Total Capital Projects	155,273	-	126,227	-	281,500
		Total Income	218,068	27,600	162,736	93,632	502,036
		Income from Carry-over		40,000	13,500	10,591	64,091
		Total Income including Carryover					566,127
		Total Expenses	206,068	57,500	212,688	89,871	566,127