

Bayside Management

Pointe Marin Association

Annual Budget Report 2026



By: Bayside Management
180 Harbor Drive, Suite
100
Sausalito CA 94965

2) Pro-forma 2026 Operating Budget

<u>Account</u>	<u>Semi-Annual p/unit</u>	<u>Per Month</u>	<u>FY 2026 Budget</u>	<u>FY 2025 Budget</u>
Income				
Association Fee Income	\$ 240	\$ 13,680	\$ 164,160	\$ 215,802
Late Fee Income	\$ 2	\$ 50	\$ 600	\$ 3,000
Total for Income		\$ 13,730	\$ 164,760	\$ 218,802
Expenses				
1099 Filing	\$ 0.11	\$ 6	\$ 75	-
Admin Fee	\$ 1.32	\$ 75	\$ 900	\$ 900
Conservation Easement Maint.	\$ 5.18	\$ 295	\$ 3,540	\$ 3,420
Fuel Management	\$ 5.18	\$ 295	\$ 3,540	\$ 4,920
Gas/Electric	\$ 0.92	\$ 53	\$ 632	\$ 635
Insurance General	\$ 43.67	\$ 2,489	\$ 29,870	\$ 35,000
Internet	\$ 0.56	\$ 32	\$ 380	-
Landscaping Contract	\$ 17.54	\$ 1,000	\$ 12,000	\$ 12,000
Legal	\$ 41.67	\$ 2,375	\$ 28,500	\$ 24,500
Management Fees	\$ 60.53	\$ 3,450	\$ 41,400	\$ 37,800
Professional Fees	\$ 6.96	\$ 397	\$ 4,758	-
Project Management	\$ 0.37	\$ 21	\$ 250	\$ 707
Reserve Contribution	\$ 46.84	\$ 2,670	\$ 32,040	\$ 16,430
State Filing	\$ 0.05	\$ 3	\$ 35	\$ 35
Storage	\$ 0.79	\$ 45	\$ 540	\$ 540
Tax Preparation	\$ 2.19	\$ 125	\$ 1,500	\$ 1,500
Water	\$ 7.02	\$ 400	\$ 4,800	\$ 4,800
Admin Support	-	-	-	\$ 2,249
Bad Debt	-	-	-	\$ 1,000
Insur. Deductible D&O	-	-	-	\$ 70,000
Insurance WC	-	-	-	\$ 371
Irrigation	-	-	-	\$ 1,000
Misc Expense	-	-	-	\$ 380
Reserve Study	-	-	-	\$ 425
Taxes	-	-	-	\$ 10
County Taxes	-	-	-	\$ 180
Total Budgeted Expenses	\$ 240.88	\$ 13,730	\$ 164,760	\$ 218,802

Insurance Brokers
O'KANE & TEGAY

LIC. # 0M93299

Pointe Marin Association

Insurance Renewal: 12/01/2025– 12/01/2026

Page 2 of 4

Excess General Liability Policy

Per Occurrence Limit	\$1,000,000
General Aggregate Limit	\$1,000,000
Retention \$n/a	

Term Premium: \$1,000.00. Quoted with United States Liability Insurance Company, admitted carrier (A.M. BEST Rating: A+ XIV).

Directors & Officers Liability Policy

Each Claim & Annual Aggregate	\$1,000,000
Non-monetary Claim Sublimit – Per Claim	\$ 100,000
Non-monetary Claim Sublimit – Aggregate	\$ 200,000
Claims Made Form	
Includes coverage for Bayside Management	
Includes Full Prior Acts Coverage	
No first dollar defense cost	
Retention \$35,000	

Annual Premium: \$23,771.00 + \$1,289.66 taxes & fees. Quoted with the following

Underwriters at Lloyds' of London:

58.75% Participation – Brit Syndicate No. 2987, **non-admitted carrier** (A.M. BEST Rating: A+).

11.25% Participation – AEGIS E&O Consortium Syndicate No. 4893, **non-admitted carrier** (A.M. BEST Rating: A+).

10% Participation – Renaissance Re Syndicate No. 1458, **non-admitted carrier** (A.M. BEST Rating: A+).

10% Participation – Ascot Syndicate No. 1414, **non-admitted carrier** (A.M. BEST Rating: A+).

5% Participation – Axis Syndicate No. 1686, **non-admitted carrier** (A.M. BEST Rating: A+).

5% Participation – QBE Syndicate No. 555, **non-admitted carrier** (A.M. BEST Rating: A+).

5% Participation – AXIS Surplus Insurance Company, **non-admitted carrier** (A.M. BEST Rating: A+). ****SUBJECT TO 25% MINIMUM EARENEDED****