

FY26 APPROVED BUDGET_CM-COMMUNITY MAINTENANCE

8/24/2025

INCOME DESCRIPTIONS	FY25 COMPARE	FY26 PROPOSED	NOTES
CM-ADMINISTRATIVE			
CM-Community Maintenance Fee	114,480.00	114,480.00	=360*318 Lots
CM-Donations	0.00	0.00	
CM-Property Transfer Fee @ \$300	1,200.00	1,200.00	
CM-Resale packages @ \$50	0.00	0.00	
CM-ADMINISTRATIVE TOTAL	\$ 115,680.00	\$ 115,680.00	
CM-RESERVES (IN)			
CM-Reserve transfer in	120,000.00	0.00	
CM-RESERVES TOTAL	\$ 120,000.00	\$ 0.00	
TOTAL INCOME	\$ 235,680.00	\$ 115,680.00	

NOTE: The CM approved FY25 budgt reserve transfer will take place in FY26 due to project delays.

EXPENSE DESCRIPTIONS	FY25 COMPARE	FY26 PROPOSED	NOTES
CM-ADMINISTRATIVE			
CM-Bookkeeping/Accounting	4,800.00	4,800.00	
CM-Insurance	5,200.00	5,200.00	
CM-Legal	1,500.00	3,000.00	Increased legal issues w/ leins & Mason Lane
CM-Printing/Mailing	750.00	1,050.00	
CM-Taxes	500.00	500.00	
CM-Website	0.00	500.00	Moved from CA - 3 yr subscription
CM-ADMINISTRATIVE TOTAL	\$ 12,750.00	\$ 15,050.00	
CM-BEACH & HARBOR			
CM-Beach	2,500.00	2,500.00	
CM-Electricity	450.00	450.00	
CM-Harbor General Maintenance	6,500.00	6,500.00	
CM-BEACH & HARBOR TOTAL	\$ 9,450.00	\$ 9,450.00	
CM-EROSION CONTROL			
CM-Jacobs Nose Erosion Maintenance	7,300.00	7,300.00	
CM-Shoreline Erosion Current Year	145,000.00	0.00	
CM-EROSION TOTAL	\$ 152,300.00	\$ 7,300.00	
CM-GENERAL MAINTENANCE			
CM-General Maintenance	5,000.00	7,000.00	Added \$2000 for grass mowing improvements
CM-Maint. Tractor/Equip	2,000.00	1,500.00	
CM-Mowing	2,200.00	2,000.00	
CM-GENERAL MAINTENANCE TOTAL	\$ 9,200.00	\$ 10,500.00	
CM-ROADS & RIGHT-OF-WAY (ROW)			
CM-Roads Gen Maintenance	36,000.00	50,000.00	
CM-Roads ROW Drainage & Trees	0.00	5,000.00	
CM-ROADS & ROW	\$ 36,000.00	\$ 55,000.00	
CM-RESERVES (OUT)			
CM-Reserve transfer out	3,130.00	5,530.00	Unrestricted contingency
CM-Harbor Pier Restricted Reserves	11,250.00	11,250.00	\$11,250 pier restoration (\$45K/4 yrs)
CM-Shoreline Erosion Restricted Reserves	0.00	0.00	
CM-Equip Replacement Restricted Reserves	1,600.00	1,600.00	
CM-Roads Restricted Reserves	0.00	0.00	
CM-RESERVES TOTAL	\$ 15,980.00	\$ 18,380.00	
TOTAL EXPENSES	\$ 235,680.00	\$ 115,680.00	

NOTE: Most of the CM approved FY25 Shoreline Erosion Project (\$130,600) will occur in FY26.