

# Chesapeake Isle Community Maintenance FY27 Proposed Budget (Mandatory)

**PROPOSED FY27 BUDGET - CM COMMUNITY MAINTENANCE  
3/17/26 - BOARD APPROVED**

Income

The Bottom  
Line:  
\$400 per  
property

	BUDGET	NOTES
<b>INCOME</b>		
<b>CM-ADMINISTRATIVE</b>		
CM-Community Maintenance Fee	\$ 127,200	\$400*318 Lots
CM-Donations	-	
CM-Property Transfer Fee @ \$300	1,800.00	
CM-Resale Package @ \$50	-	
<b>CM-ADMINISTRATIVE</b>	<b>\$ 129,000.00</b>	
<b>CM-RESERVES (IN)</b>		
CM-Reserve Transfer In	18,000.00	Unrestricted reserves
<b>CM-RESERVES (IN)</b>	<b>\$ 18,000.00</b>	
<b>TOTAL INCOME</b>	<b>\$ 147,000.00</b>	

Expenses

**EXPENSES**

<b>CM-ADMINISTRATIVE</b>		
CM-Bookkeeping / Accounting	5,000.00	Adding Payroll svcs
CM-Insurance	5,800.00	Projected increase
CM-Legal	3,000.00	
CM-Printing/Mailing	1,050.00	
CM-Taxes	600.00	
CM-Website	100.00	
<b>CM-ADMINISTRATIVE</b>	<b>\$ 15,550.00</b>	
<b>CM-BEACH &amp; HARBOR</b>		
CM-Beach	2,500.00	
CM-Electricity	600.00	Projected increase
CM-Harbor General Maintenance	6,500.00	
<b>CM-BEACH &amp; HARBOR</b>	<b>\$ 9,600.00</b>	
<b>CM-EROSION CONTROL</b>		
CM-Jacobs Nose Erosion Maintenance	7,800.00	
CM-Shoreline Erosion Current Year	-	
<b>CM-EROSION CONTROL</b>	<b>\$ 7,800.00</b>	
<b>CM-GENERAL MAINTENANCE</b>		
CM-General Maintenance	5,000.00	
CM-Maint.Tractor/Equip	1,500.00	
CM-Mowing	2,700.00	
<b>CM-GENERAL MAINTENANCE</b>	<b>\$ 9,200.00</b>	
<b>CM-ROADS &amp; RIGHT-OF-WAY (ROW)</b>		
CM-Roads Gen Maintenance	60,000.00	Two old intersections
CM-Roads ROW Drainage & Trees	16,000.00	Misc drainage replaced
<b>CM-ROADS &amp; ROW</b>	<b>\$ 76,000.00</b>	
<b>CM-RESERVES (OUT)</b>		
CM-Reserves Transfer Out	6,000.00	5% Contingency
CM-Harbor Pier Restricted Reserves	11,250.00	
CM-Shoreline Erosion Restricted Reserves	-	
CM-Equip Replacement Restricted Reserves	1,600.00	
CM-Roads Restricted Reserves	10,000.00	Road restoration
<b>CM-RESERVES (OUT)</b>	<b>\$ 28,850.00</b>	
<b>TOTAL EXPENSES</b>	<b>\$ 147,000.00</b>	