

**BAYSHORE GARDENS PROPOSED BUDGET 2026/2027****REVISED: 5/27/2026****\$150.00 INCREASE****\$577.00****SUMMARY****INCOME**

Projected Assessment Income	\$724,423.00
Rental Rental Income	\$347,780.00
Interest Income	\$1,000.00

<b>TOTAL INCOME</b>	<b>\$1,073,203.00</b>
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**EXPENSE**

Wages	\$325,300.00
Security	\$15,000.00
Utilities	\$66,300.00
Buliding & Grounds	\$198,200.00
Other Admin	\$57,900.00
Insurance	\$59,000.00
Taxes	\$3,600.00
Recreation	\$5,000.00

<b>TOTAL OPERATING EXPENSE</b>	<b>\$730,300.00</b>
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**CAPITAL OUTLAY / PROJECTS**

Beach Restoration / Fitness Trail	\$30,000.00
Marina Bathroom	\$26,902.00

<b>TOTAL CAPITAL OUTLAY</b>	<b>\$56,902.00</b>
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<b>TO RESERVES</b>	<b>\$286,001.00</b>
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<b>TOTAL EXPENSES</b>	<b>\$1,073,203.00</b>
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RESERVE FORWARD	\$250,000.00
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**RESERVE FUNDS**

Marina	\$430,000.00
Roofing	\$0.00
Security Systems	\$3,000.00
Fitness Trail	\$4,000.00
Playground Equipment	\$0.00
Hall Floors	\$12,000.00
Pool Heating/Cooling	\$39,000.00
Pool Slide	\$48,001.00

<b>RESERVE FUNDS TOTAL</b>	<b>\$536,001.00</b>
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**PROPOSED BUDGET WORKSHEET 2026/2027**

**ASSESSMENT PER PROPERTY \$577.00**

**BREAKDOWN**

**INCOME**

Property Tax	\$778,950.00
Less Commission Fees & Early Discount	(\$54,527.00)
<b>Total Assessment</b>	<b>\$724,423.00</b>
<b>4600 Interest</b>	<b>\$1,000.00</b>
4111 Screen Porch	\$500.00
4120 Hall	\$30,000.00
4154 Small Boat	\$1,200.00
4156 Trailer Spaces	\$7,000.00
4152 Marina Resident	\$69,000.00
4153 Marina Non-Resident	\$200,000.00
4157 Marina & Ramp Fobs	\$6,600.00
4162 Non-Res. Ramp	\$27,000.00
4360 Pool Fobs	\$3,000.00
4701 Non-Res Pickleball Court Fobs	\$200.00
4802 Office Service	\$80.00
4885 Credit Card Surcharge	\$2,000.00
4805 Marina Late Fees	\$100.00
4825 Marina Work Area	\$1,100.00
<b>TOTAL INCOME</b>	<b>\$1,073,203.00</b>

**EXPENSE WAGES**

5120 Wages Admin.	\$85,000.00
5130 Wages Maint.	\$130,000.00
5132 Dockmaster	\$9,000.00
5135 Wages Pool	\$74,000.00
5210 FICA	\$15,000.00
5170 Health Insurance	\$3,500.00
5215 Unemployment Tax	\$1,800.00
6080 Travel Expense	\$0.00
5610 Accountant Fees	\$7,000.00
<b>TOTAL AD EXP</b>	<b>\$325,300.00</b>

**SECURITY**

5311 Camera Repairs	\$15,000.00
<b>SECURITY TOTAL</b>	<b>\$15,000.00</b>

**UTILITIES**

5410 Electric	\$37,000.00
5420 Water / Sewer	\$24,000.00
5430 Telephone	\$1,800.00
5440 Propane	\$100.00
5460 Spectrum Internet	\$3,400.00
<b>UTILITIES TOTAL</b>	<b>\$66,300.00</b>

**BUILDING & GROUNDS**

5511 Professional Cont.	\$20,000.00
5512 Replace Maintenance Supplies	\$28,000.00
5514 Building Maintenance	\$18,000.00
5515 Janitorial Supplies	\$7,000.00
5516 Gasoline	\$1,200.00
5520 Maintenance Equipment	\$6,000.00
5530 Pest Control	\$800.00
5560 Landscape	\$30,000.00
5575 Marina Maintance	\$25,000.00
5580 Pool Maintenance	\$12,000.00
5585 Pool Repairs	\$4,000.00
5590 Pool Chemicals	\$40,000.00
5591 EPA / Water	\$1,700.00
5683 Certification Reimb	\$1,000.00
6500 Playground	\$3,500.00
<b>BUILDING &amp; GROUNDS TOTAL</b>	<b>\$198,200.00</b>

**OTHER ADMINISTRATION**

5519 Lease Equipment	\$4,200.00
5650 Postage	\$1,200.00
5660 Legal Fees	\$7,000.00
5665 Seminars	\$500.00
5670 Office Supplies	\$8,000.00
5680 Audit Fees	\$13,000.00
5682 Org. Fees & License	\$200.00
5686 Website Maintenance	\$7,100.00
5690 Advertising	\$700.00
6020 Bank Fees	\$3,000.00
6040 Elections	\$0.00
6041 Board Ethics Courses	\$1,000.00
5870 Swim Team	\$5,000.00
6021 Credit Card Fees	\$6,000.00
5625 QuickBooks	\$1,000.00
<b>OTHER ADMINISTRATION TOTAL</b>	<b>\$57,900.00</b>

**INSURANCE**

5631 Liability	\$14,000.00
5632 Work Comp.	\$5,000.00
5634 Property	\$40,000.00
<b>INSURANCE TOTAL</b>	<b>\$59,000.00</b>

**TAXES**

5250 Taxes	\$3,600.00
<b>TAXES TOTAL</b>	<b>\$3,600.00</b>

**DISTRICT REC.**

5830 Recreation	\$5,000.00
<b>DISTRICT REC. TOTAL</b>	<b>\$5,000.00</b>

**TOTAL OPERATING EXPENSE****\$730,300.00****TO RESERVES****\$286,001.00****CAPITAL OUTLAY / PROJECTS**

5921 Beach Restoration / Fitness Trl	\$30,000.00
Marina Bathroom	\$26,902.00

**CAPITAL OUTLAY TOTAL****\$56,902.00****TOTAL EXPENSES****\$1,073,203.00**