

Fiscal Year 2026 Budget

5/29/2026	May 1, 2024 to April 30, 2025	May 1, 2025 to April 30, 2026	May 1, 2025 to April 30, 2026	May 1, 2026 to April 30, 2027	% of projected Revenue	% Over (under) Actual YE 2025	\$ Incr (decr) Actual YE 2025
	Actual	Budget	Actual	Budget			
OPERATING FUND							
Operating Income							
Leaseholder Income	274,158	274,300	279,352	284,850	88.0%	2.0%	5,498
Leaseholder Income-Piers	28,257	28,275	27,630	28,275	8.7%	2.3%	645
Golf cart income @ \$60	5,790	5,700	5,898	5,700	1.8%	-3.4%	(198)
Interest Income	2,786	100	7,838	4,000	1.2%	-49.0%	(3,838)
Other Income	7,582	2,000	376	1,000	0.3%	165.7%	624
Total Gross Operating Income	318,573	310,375	321,094	323,825	100.0%	0.9%	2,731
Operating Expenses							
Grounds & Buildings	Actual Expenses	Budgeted Expenses	Actual Expenses	Budgeted Expenses			
Caretaker Salary	70,000	77,000	77,000	80,850	25.0%	5.0%	3,850
Caretaker Benefits	0	0	20,017	21,024	6.5%	5.0%	1,007
Wages-Park Help	3,083	5,000	2,122	5,000	1.5%	135.6%	2,878
Maintenance- Building	22,552	25,000	27,054	26,000	8.0%	-3.9%	(1,054)
Maintenance - General	22,728	20,000	13,121	17,000	5.2%	29.6%	3,879
a. - Pier construction, installation and removal	2,100	5,000	4,220	5,500	1.7%	30.3%	1,280
d - Road Salt 25 tons min. buy (2yrs)	443	1,000	2,669	3,500	1.1%	31.1%	831
Maintenance - Trees	5,750	6,000	3,908	6,000	1.9%	53.5%	2,092
Arbor day tree to be planted	967	3,000	807	3,000	0.9%	271.7%	2,193
Maintenance - Waterfront - weeds	3,980	3,400	3,717	4,500	1.4%	21.1%	783
Waste Removal	31,494	26,990	26,728	28,100	8.7%	5.1%	1,372
Road maintenance	6,087	7,500	7,478	6,000	1.9%	-19.8%	(1,478)
Total Grounds & Buildings	169,183	179,890	188,841	206,474	63.8%	9.3%	17,633
Equipment							
Automobile Expense	2,677	4,000	3,728	4,000	1.2%	7.3%	272
Gas & Oil	807	1,000	1,025	1,500	0.5%	46.3%	475
Maintenance	435	1,000	2,453	2,000	0.6%	-18.5%	(453)
Small Tools and Equipment	107	500	886	500	0.2%	-43.5%	(386)
Total Equipment	4,026	6,500	8,093	8,000	2.5%	-1.1%	(93)

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5/29/2026					%	%	\$
	May 1, 2024 to	May 1, 2025 to	May 1, 2025 to	May 1, 2026 to	of projected	Over (under)	Incr (decr)
	April 30, 2025	April 30, 2026	April 30, 2026	April 30, 2027	Revenue	Actual YE 2025	Actual YE 2025
	Actual	Budget	Actual	Budget			
Administration							
Accounting	3,300	3,600	3,960	4,000	1.2%	1.0%	40
Insurance	25,495	26,000	25,671	26,980	8.3%	5.1%	1,309
Legal Fees	5,710	15,000	10,580	5,000	1.5%	-52.7%	(5,580)
Payroll Taxes	7,135	7,848	7,705	8,090	2.5%	5.0%	385
Office Expense	1,036	1,600	1,620	1,600	0.5%	-1.3%	(20)
Taxes- Real Estate	11,205	12,000	11,916	12,512	3.9%	5.0%	596
Total Administration	53,881	66,048	61,453	58,183	18.0%	14.1%	(3,270)
Utilities							
Electric	12,237	12,849	12,728	13,364	4.1%	5.0%	636
Gas	1,881	1,975	2,199	2,309	0.7%	5.0%	110
Sewage Expense	1,264	1,327	1,312	1,378	0.4%	5.0%	66
Telephone Expense	119	125		0	0.0%	#DIV/0!	-
Internet Expense	1,284	1,348	1,382	1,451	0.4%	5.0%	69
Wireless Phone	600	630	600	630	0.2%	5.0%	30
Total Utilities	17,385	18,254	18,221	19,132	5.9%	5.0%	911
Total Operating Expenses	244,476	270,693	276,608	291,789	90.1%	5.5%	15,181
Net operating income	\$ 74,098	\$ 39,682	\$ 44,486	\$ 32,036	9.9%	-28.0%	(12,450)
Capital Income	2,790		2,700				
Capital Expenses							
Architect							
Truck Reserve Fund	5,000	5,000	5,000	5,000	1.5%	0.0%	-
Building Reserve Fund	5,000	5,000	5,000	5,000	1.5%	0.0%	-
Park Reserve Fund	5,000	5,000	5,000	5,000	1.5%	0.0%	-
Contingency Fund	5,000	5,000	5,000	5,000	1.5%	0.0%	-
Equipment Reserve Fund	5,000	5,000	5,000	5,000	1.5%	0.0%	-
Road Remediation	5,000	5,000	5,000	5,000	1.5%	0.0%	-
Total Reserve Funds	27,210	30,000	27,300	30,000	9.3%	9.9%	2,700
Total Expenses	\$ 271,686	\$ 300,693	\$ 303,908	\$ 321,789	99.4%	-6.6%	(17,881)
Income after capital reserves funded	46,888	9,682	17,186	2,036	0.6%	-32.3%	(15,150)