

**The Bluffs Marina Association Inc.
2026 Proposed Operating Budget**

Account	Description	2025 Approved Budget	2026 Approved Budget
INCOME:			
4000	Maintenance Assessments	\$ 548,050.00	\$ 624,777.00
4200	Reserve Assessments	\$ -	\$ -
	Prior Year Surplus	\$ -	\$ -
6020	Fuel Surcharge Income	\$ 215.00	\$ 6,000.00
6030	Estoppel Fees	\$ -	
6031	Application Fees	\$ -	
6035	T-Shirt Income	\$ -	
4550	Utility Deposit Interest/Interest earned	\$ -	
6045	Miscellaneous Income	\$ -	
4500	Late fee & interest penalties income	\$ -	
4550	Interest Earned	\$ 110.00	
TOTAL INCOME:		\$ 548,375.00	\$ 630,777.00
EXPENSES:			
Administrative & Payroll			
8265	Dock & Marina Payroll	\$ 170,000.00	\$ 176,000.00
8532	Dock & Marina Payroll Tax & Expense	\$ 13,000.00	\$ 13,000.00
8537	Management Fee (Harbor Management)	\$ 33,300.00	\$ 37,698.00
8535	Accounting (Monthly, Audits, Tax Prep)	\$ 30,000.00	\$ 30,000.00
8536	Legal	\$ 25,000.00	\$ 25,000.00
8210	Dues & Subscriptions	\$ 8,000.00	\$ 8,000.00
8259	Office Expense	\$ 8,000.00	\$ 10,000.00
8260	Office Supplies	\$ 3,000.00	\$ 3,000.00
8540	Professional Development	\$ 4,000.00	\$ 4,000.00
8330	Taxes, Licenses, Bank Fees, Etc.	\$ 2,000.00	\$ 2,000.00
8331	QuickBooks Payment Fees	\$ -	\$ -
8539	Payroll Fees	\$ 1,300.00	\$ 1,300.00
Sub-totals		\$ 297,600.00	\$ 309,998.00
Insurance			
8230	Insurance Workers Comp	\$ 6,000.00	\$ 6,600.00
8221	Liability & Property	\$ 33,000.00	\$ 36,300.00
8222	Umbrella Excess Liability	\$ 11,000.00	\$ 11,330.00
8223	Directors & Officers	\$ 9,900.00	\$ 10,890.00
8224	Crime	\$ 1,320.00	\$ 1,452.00
Sub-totals		\$ 61,220.00	\$ 66,572.00
Utilities			
8335	Phone, Fax, Internet, Website	\$ 13,508.00	\$ 15,000.00
8400	Electric	\$ 10,585.00	\$ 11,000.00
8410	Trash Removal	\$ 20,394.00	\$ 20,500.00
8420	Water & Sewer	\$ 10,018.00	\$ 15,000.00
Sub-totals		\$ 54,505.00	\$ 61,500.00
Maintenance & Other Expenses			
8200	Janitorial Expense	\$ 8,000.00	\$ 8,000.00
8205	Dredging	\$ 10,000.00	\$ 20,000.00
8240	Lawn & Tree Service	\$ 20,000.00	\$ 25,000.00
8245	Irrigation	\$ 5,000.00	\$ 5,000.00
8270	Pest Control	\$ 3,000.00	\$ 4,000.00
8310	Repairs & Maintenance	\$ 50,000.00	\$ 55,000.00
8500	Dockmaster Office/Cabana	\$ 1,000.00	\$ -
8525	Pool	\$ 8,000.00	\$ 8,000.00
8320	Fuel	\$ 50.00	\$ 200.00
	Tender Maintenance	\$ -	\$ 2,000.00
Sub-totals		\$ 105,050.00	\$ 127,200.00
Other			
8600	Reserve Funding	\$ 30,000.00	\$ 65,507.00
Sub-totals		\$ 30,000.00	\$ 65,507.00
TOTAL EXPENSES:		\$ 548,375.00	\$ 630,777.00
NET INCOME/(LOSS)			\$ -