

12/8/2025, CCC OPERATIONS	Accounts	Assumptions	2026 Budget Approved	2027 Fcast	2028 Fcast
REVENUES:					
Deposits from Assessments					
Dues for 2026	1	\$ 124.00	\$ 2,420,976	\$ 2,420,976	\$ 2,420,976
estimated adjustment 2027	1	\$ 4.00		\$ 78,096	\$ 78,096
estimated adjustment 2028	1	\$ 4.00			\$ 78,096
Inflation Assumption (next 5 years)		3.00%			
Interest & Other Revenues	2		\$ 127,027	\$ 130,484	\$ 134,091
Fitness Center Revenues	3		\$ 57,000	\$ 57,000	\$ 57,000
Special Events & Community Activities	4		\$ 37,000	\$ 37,000	\$ 37,000
Marina & Paddle Club Revenues	5		\$ 99,000	\$ 99,000	\$ 99,000
RV Storage Yard Revenues	6		\$ 58,080	\$ 58,080	\$ 58,080
Sport Center Revenues	7		\$ 150,100	\$ 156,700	\$ 171,700
TOTAL REVENUES			\$ 2,949,183	\$ 3,037,336	\$ 3,134,039
EXPENSES:					
Admin, Acctng, Legal, Fees & Licenses	8		\$ (726,906)	\$ (754,586)	\$ (785,463)
Insurance: Liability & Prop & Wrks Comp	9		\$ (95,922)	\$ (92,820)	\$ (97,326)
Facilities & Utilities & Supplies	10		\$ (449,295)	\$ (462,374)	\$ (475,989)
Landscape & Trees	11		\$ (322,466)	\$ (332,000)	\$ (332,000)
Security	12		\$ (173,402)	\$ (181,922)	\$ (183,170)
Fitness Center	13		\$ (22,791)	\$ (24,000)	\$ (24,000)
Special Events & Community Activities	14		\$ (47,000)	\$ (47,000)	\$ (47,000)
Fed/State/Pers.Prop.Taxes	15		\$ (8,581)	\$ (8,581)	\$ (8,581)
Committees Budgets	16		\$ (19,035)	\$ (17,475)	\$ (17,575)
Marina & Paddle Club	17		\$ (34,788)	\$ (36,158)	\$ (37,625)
RV Storage Yard	18		\$ (22,578)	\$ (23,249)	\$ (24,040)
Sports Center	19		\$ (144,851)	\$ (147,067)	\$ (149,334)
Transfers to Reserves			\$ (256,800)	\$ (282,480)	\$ (310,728)
Transfers to Capital Improvements			\$ (624,768)	\$ (624,768)	\$ (624,768)
TOTAL EXPENSES			\$ (2,949,183)	\$ (3,034,480)	\$ (3,117,599)
NET			\$ -	\$ 2,856	\$ 16,440
Assessments for Operations Funding			\$ 78.85	\$ 81.53	\$ 84.08
Assessments for Reserves Funding			\$ 13.15	\$ 14.47	\$ 15.91
Assessments for Capital Funding			\$ 32.00	\$ 32.00	\$ 32.00
Total Assessment			\$ 124.00	\$ 128.00	\$ 132.00