

CEDAR POINT CONDO BUDGET

2027

	Actuals		2026	Proposed	ADOPTED	To Calculate	
	Jan-Aug 2026	Jan-Aug Budget	Adopted Budget	2027 Fully Funded	2027 Partially Funded	Increase (Without Spectrum)	
Accounting	\$320.00	\$320.00	\$320.00	\$350.00	\$350.00	\$350.00	
Fees/Permits/Taxes	\$61.25	\$175.00	\$300.00	\$300.00	\$300.00	\$300.00	
Legal fees	\$686.78	\$583.35	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	
Management	\$4,000.00	\$4,000.00	\$6,000.00	\$6,300.00	\$6,300.00	\$6,300.00	
Reports	\$0.00	\$0.00	\$0.00	\$4,500.00	\$4,500.00	\$4,500.00	wind mitigation and reserve study are due
Office/postage	\$829.40	\$266.68	\$400.00	\$900.00	\$900.00	\$900.00	
Contingency	\$0.00	\$1,278.91	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	
Taxes (IRS)	\$1,147.00	\$2,000.00	\$2,000.00	\$1,500.00	\$1,500.00	\$1,500.00	
Spectrum	\$0.00	\$0.00	\$0.00	\$17,520.00	\$17,520.00	\$0.00	1460/month to include taxes
Building & Property Mtnc	\$7,149.80	\$6,000.00	\$9,000.00	\$9,000.00	\$9,000.00	\$9,000.00	
Landscape	\$6,727.00	\$8,750.00	\$15,000.00	\$13,000.00	\$13,000.00	\$13,000.00	
Lift station	\$1,000.00	\$3,333.36	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	
Pest control lawn	\$4,338.40	\$4,000.00	\$6,000.00	\$7,500.00	\$7,500.00	\$7,500.00	includes termite bond
Electric	\$1,521.06	\$1,600.00	\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00	
Irrigation water/Garbage	\$9,754.40	\$7,875.00	\$13,500.00	\$16,000.00	\$16,000.00	\$16,000.00	
Annual Stormwater	\$10,475.14	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	3 years pmt
Total Operating	\$48,010.23	\$43,682.30	\$66,420.00	\$90,770.00	\$90,770.00	\$73,250.00	
Operating % Increase				26.83%		9.32%	
Insurance	\$24,209.27	\$40,000.00	\$60,000.00	\$60,000.00	\$60,000.00		
Reserves	\$66,996.03	\$66,996.03	\$91,449.57	\$200,075.19	\$105,800.09		
Grand Total	\$139,215.53	\$150,678.33	\$217,869.57	\$350,845.19	\$256,570.09		

Monthly	\$29,237.10	\$21,380.84
Per unit	\$913.66	\$668.15
PROPOSED	\$914.00	\$668.00