

BLACK POINT BEACH CLUB ASSOCIATION

Exhibit A -2026/27 Budget worksheet-BOG Approved

PROJECT	BOG RESP.	ACTUAL/ ESTIMATE COST	status	Maint-LT Capital Assets -FY25/26				New Capital Assets -FY25/26			FY26/27 Est	FY26/27 Est	FY26/27 Est
				Budget	Actual	Est. Y/E	Comments:	Budget	Actual	Est. Y/E	Maint-LT Capital Assets	New Capital Assets	LT Capital Fund
				7/1/25 to 4/17/26	6/30/26	7/1/25 to 4/17/26	6/30/26	7/1/25 to 4/17/26	6/30/26				
I. Coastal Items: Waterfront Task Force - WTF)													
East Shore Conditions Assessment	WTF	10,000	A	10,000	20,351	20,351	SAV survey, Struct. Eng Survey						
East Shore App.Drawings	WTF	10,000	A	10,000			Timing TBD						
East Shore DEEP/Pre-App.Consult	WTF	5,000	A	5,000	2,875	2,875	DEEP pre-review in process						
East Shore Permit App.	WTF	71,500	B	10,000			Timing TBD						71,500
EGI Dock App.Drawings	WTF	2,500	A				Timing TBD	2,500	2,475	2,475			
EGI Dock DEEP/Fed.Rev.	WTF	3,200	B				Timing TBD	3,200		4,025			
East Waterfront ROW repairs	WTF	32,500	A	17,500	16,010	19,300	Blue Heron,8x10 ramp, railing repairs						
EGI Land Survey(A/2 Boundary)	WTF	4,850	A				Deposit, survey in process		1,750	3,500			
Eastern Waterfront permits/legal	WTF										7,000		
East Shore Surveys	WTF	TBD					Deposit,survey in process-5sites-set pins		1,675	3,350			
Eastern Waterfront Temp. repair	WTF	TBD											
Nehantic Concrete Capped Pier	WTF		B										205,000
Sea Brze Concrete Capped Pier	WTF		B										205,000
East Waterfront piers/groins repairs	WTF	TBD											
EGI Dock Construction	WTF	TBD											
EGI Permit,drop off de/b	WTF		B										16,500
Eastern Waterfront-General Mainten	WTF	TBD	B								5,000		
Add'l Main-LT Cap Assets		TBD	B								25,000	0	
Subtotal:				52,500	39,236	42,526	0	5,700	5,900	13,350	37,000	16,500	481,500
II. Non-Coastal Items													
Tennis Court Pickleball Refurbish	Chapin/Ba	32,000	A	32,000	32,000	32,000							
Clubhouse Doors	Chapin	15,000	A				0 Pending final Invoice -\$3,400 accrued no CY budget impact						
Clubhouse HVAC System	TBD	TBD											
Clubhouse Parking Lot	Chapin	TBD											
Clubhouse Court Patching	Chapin/Ba	1,000	E										
Whitecap Parking Water Line	Moffett	12,000	TBD										0
Beachfront/Clubhouse Signage (8)	Baril	2,300	B				Peter to clarify year end spend	2,300	0	0			
Pickle Ball Nets	Reis	5,000	B										5,000
ADA-Clubhouse walkway	Chapin	20,000	B										20,000
Subtotal:				32,000	32,000	32,000	0	2,300	0	0	0	25,000	0
III. Other													
Curb Stops									931	931			
Re-key CH					98	98							
Sub Total					98	98		0	931	931			
Grand Total				84,500	71,334	74,624		8,000	6,831	14,281	37,000	41,500	481,500
Status*:													
Definition for the following accounts:													
A- bid and approved				Maint. of LT Capital Assets - repair, preventative maintenance to existing capital assets									
B-bid, pending BOG or budget approval				New Capital Assets - purchase of new equipment or improvement to an asset with greater than 1 year life and over\$1,000									
E-estimate, to be validated per due diligence				LT Capital Fund- replacement, improvements of existing capital assets.									