



**Public Budget Hearing on
Recommended FY 2026-2027 Budget**

January 15, 2026

10:00 AM – Clubhouse Meeting Room

FY 2026/2027 Proposed Budget

- Key items that were addressed:
 - Public Safety
 - Maintenance
 - Infrastructure:
 - Amenities – Food & Beverage, Aquatics, Golf, Racquet, & Recreation
 - Grounds – elimination of easement cutting (cost reallocation)
 - Roads – annual road evaluation and resurfacing
 - Bulkheads – review of bulkhead and developing a plan in line with DMA
 - Drainage – development of leaf program and maintenance on aging drainage pipes
 - Capital
 - Initiatives – Fire Department and Food & Beverage

Budget Summary

- Met with department heads (SME's)
- Bottom-up prepared proposed budget
- Forecasted current fiscal year
- Met with Budget & Finance Committee and Board
- Conducted DMA study with working session
- Reinvested in the assessment – a balance of retained earnings resulting from favorability to budget

Strategic Plan

- Achieve a strong and sustainable financial position
 - Organic revenue growth
 - Expense efficiencies and reallocation
- Maintain and enhance/invest in our amenities and infrastructure
 - DMA study
 - Prioritize investments and appearances
- Enhance the customer experience
 - Amenities priced at below market (comparables) prices
 - Communication plan
 - Customer satisfaction and efficiency (info@oceanpines.org)
- Continue to provide an enhanced investment in safety
 - Police and Fire/EMS
 - Road safety/maintenance
- Develop our team
 - Staff coaching and development
 - Benchmark salaries and benefits

Capital Summary

CAPITAL SUMMARY

FISCAL YEAR 2026 - 27

SOURCE OF FUNDS	AMOUNT
RESERVES	
REPLACEMENT & NEW CAPITAL	2,257,200
ROADS	425,000
DRAINAGE	-
TOTAL FUNDS-CAPITAL ADDITIONS	2,682,200
USE OF FUNDS	
REPLACEMENT & NEW CAPITAL	
GOLF MAINTENANCE	1,165,122
RACQUET SPORTS	35,000
FIRE DEPARTMENT	2,900,000
BEACH CLUB	950,000
AQUATICS	198,500
PUBLIC WORKS	75,000
RECREATION	306,186
TOTAL REPLACEMENT & NEW CAPITAL	5,629,807
ROADS CAPITAL	200,000
DRAINAGE CAPITAL	200,000
TOTAL CAPITAL	6,029,807

Capital Items/Projects

CAPITAL SUMMARY FY 2026-2027

DESCRIPTION	DEPARTMENT	GENERAL REPLACEMENT	NEW CAPITAL
Cat Controller	Aquatics	4,500	
Handicap Chair	Aquatics	6,000	
Pool Pump Motor	Aquatics	2,500	
Pool Vacuum	Aquatics	5,500	
Pool Furniture	Aquatics	30,000	
Swim & Racquet Bathroom Partitions	Aquatics	10,000	
Swim & Racquet Bathroom Floor	Aquatics	75,000	
Concrete Patio - Sports Core Pool	Aquatics	50,000	
Concrete Pad - Mumfords Landing Pool	Aquatics		15,000
Beach Club Elevator	Beach Club		250,000
Other Renovations to Beach Club	Beach Club	700,000	
Firehouse Building	OPVFD	2,900,000	
Range Picker	Golf Maintenance	15,000	
Loader	Golf Maintenance	92,122	
Triplex Mower	Golf Maintenance	58,000	
Cart Paths	Golf Maintenance	50,000	
Golf Course Irrigation	Golf Maintenance	900,000	
Tractor	Golf Maintenance		50,000
Garage Bay Doors	Public Works	75,000	
Crack Repair - Courts 1 and 2	Racquet	17,000	
Irrigation Wiring & Pipe Replacement (har tr	Racquet	11,500	
Gazebo - Pickleball Courts	Racquet		6,500
Bainbridge Playground	Recreation	150,000	
Bridgewater Playground	Recreation	50,000	
Somerset Playground	Recreation	80,000	
Pavilion Lights	Recreation	6,186	
Trailer	Recreation	10,000	
Outdoor Fitness Equipment	Recreation	10,000	
	SUB-TOTAL:	\$ 5,308,307	\$ 321,500
	TOTAL:		\$ 5,629,807

Memberships

MEMBERSHIP DUES

FISCAL YEAR 2026 - 27

TYPE	RESIDENT			ASSOCIATE	
	FAMILY	COUPLES	INDIVIDUAL	NON-MEMBER FAMILY	NON-MEMBER INDIVIDUAL
SWIM					
SUMMER	405	355	240	605	370
WINTER	580	520	380	845	555
YEARLY	730	665	465	1,070	690
RACQUET SPORT					
	500		300	600	380
GOLF					
	2,850		1,900	2,925	1,950
GOLF - AFTER 12					
	1,725		1,150	1,800	1,200
GOLF - CART PACKAGES					
	2,200		1,500	2,200	1,500
BEACH PARKING					
ANNUAL (NO MEMBER)	250		250	600	600
ANNUAL (MEMBER)(1)	165		165		
WEEKLY	170		170	170	170
DAILY	50		50	50	50

(1) Available only when purchasing swim, racquet, or golf membership.

BOAT SLIP RATES*

FISCAL YEAR 2026 - 27

YACHT CLUB

15' - 25'	\$ 2,515
26' - 39'	\$ 3,410
40' - 44' AND LIVE-ABOARDS	\$ 4,820
COMMERCIAL	\$ 5,250

SWIM & RACQUET CLUB

ALL BOAT SLIPS	\$ 1,815
JET SKIS	\$ 1,200

Daily Rates

USER FEES (DAILY)

FISCAL YEAR 2026 - 27

SWIM

DAILY - RESIDENTS / OWNERS

ADULTS (18+)	\$	13
CHILDREN (5-17)	\$	11

DAILY - NON-RESIDENTS

ADULTS (18+)	\$	18
CHILDREN (5-17)	\$	16

RACQUET SPORT

DAILY - RESIDENTS / OWNERS	\$	10
DAILY - NON-RESIDENTS	\$	13
DAILY - AGES 13 - 17	\$	5

CART RATES

CART FEES	18 HOLES	9 HOLES
MEMBERS	\$ 25	\$ 15
OWNERS - GUESTS	\$ 25	\$ 15

MEMBERS ONLY

UNLIMITED CART PKG - FAMILY	\$ 2,200
UNLIMITED CART PKG - INDIVIDUAL	\$ 1,500

	18 HOLES	9 HOLES
OWNERS & GUESTS (WEEKDAY)	\$ 64	\$ 38
OWNERS & GUESTS - AFTER 12 (WEEKDAY)	\$ 54	\$ 33
OWNERS & GUESTS (WEEKEND)	\$ 69	\$ 43
OWNERS & GUESTS - AFTER 12 (WEEKEND)	\$ 59	\$ 38
TWILIGHT - AFTER 3PM (WEEKDAY)	\$ 45	
TWILIGHT - AFTER 3PM (WEEKEND)	\$ 50	

Water & Sewer

Ocean Pines Association Worcester County Water/Sewer Expense

(in 000's)

	FY25/26 Budget	FY26/27 Budget	Variance	Additional Assessment \$'s
Admin	18	117	(99)	(12)
Aquatics	31	56	(25)	(3)
Golf	11	35	(24)	(3)
Racquet	4	15	(11)	(1)
Marina	3	6	(3)	(0)
OPA Subtotal	67	229	(162)	(19)
Food & Beverage *	22	71	(49)	
Total	89	300	(211)	

* There is no OPA Water/Sewer budget for Food & Beverage, as these costs are billed to TOI. Food & Beverage numbers included in the FY25/26 budget column above represent the actual expenses incurred last fiscal year.

Public Safety

PUBLIC SAFETY PERCENTAGE OF ASSESSMENT

Fiscal Year Budget	Fire / EMS Operating	Fire / EMS Capital	Add'l Annual Reserve Contribution for South Station	Total Fire/EMS	Police Operating	Reserve Contribution for Police Capital Exp	Total Police	Total Safety	Total Assessment	Total Fire/EMS % of Assessment	Total Police % of Assessment	Total Safety % of Assessment
2026 - 2027	\$ 79	\$ 56	\$ 12	\$ 147	\$ 207	\$ 22	\$ 229	\$ 377	\$ 915	16.1%	25.1%	41.1%
2025 - 2026	\$ 82	\$ 53	\$ -	\$ 135	\$ 210	\$ 21	\$ 231	\$ 366	\$ 875	15.5%	26.4%	41.9%
2024 - 2025	\$ 86	\$ 33	\$ -	\$ 119	\$ 194	\$ 19	\$ 213	\$ 332	\$ 850	14.0%	25.1%	39.1%
2023 - 2024	\$ 91	\$ 28	\$ -	\$ 119	\$ 170	\$ 17	\$ 187	\$ 306	\$ 883	13.5%	21.2%	34.7%
2022 - 2023	\$ 103	\$ 23	\$ -	\$ 126	\$ 172	\$ 17	\$ 189	\$ 315	\$ 896	14.1%	21.1%	35.1%
2021 - 2022	\$ 67	\$ 21	\$ -	\$ 88	\$ 167	\$ 15	\$ 182	\$ 270	\$ 996	8.8%	18.3%	27.1%
2020 - 2021	\$ 62	\$ 21	\$ -	\$ 83	\$ 165	\$ 13	\$ 178	\$ 261	\$ 986	8.4%	18.1%	26.5%
2019 - 2020	\$ 59	\$ 23	\$ -	\$ 82	\$ 157	\$ 6	\$ 163	\$ 245	\$ 986	8.3%	16.5%	24.8%
2018 - 2019				\$ 72	\$ 154		\$ 154	\$ 226	\$ 951	7.6%	16.2%	23.8%
2017 - 2018				\$ 56	\$ 157		\$ 157	\$ 213	\$ 921	6.1%	17.0%	23.1%
2016 - 2017				\$ 60	\$ 147		\$ 147	\$ 207	\$ 921	6.5%	16.0%	22.5%
2015 - 2016				\$ 57	\$ 137		\$ 137	\$ 194	\$ 921	6.2%	14.9%	21.1%
2014 - 2015				\$ 33	\$ 131		\$ 131	\$ 164	\$ 909	3.6%	14.4%	18.0%
2013 - 2014				\$ 54	\$ 138		\$ 138	\$ 192	\$ 914	5.9%	15.1%	21.0%
2012 - 2013				\$ 68	\$ 131		\$ 131	\$ 199	\$ 873	7.8%	15.0%	22.8%

Addendum

Addendum Estimate/ Budget Comparison

ESTIMATE/BUDGET COMPARISON				25-26 ESTIMATE VS. 26-27 BUDGET
REVENUES	2025-26 BUDGET	2025-26 ESTIMATE	2026-27 BUDGET	
ADMINISTRATION	6,346,598	6,406,210	6,645,441	239,231
FINANCE / MEMBERSHIP	35,500	55,595	40,785	(14,810)
PUBLIC RELATIONS	76,000	93,287	75,000	(18,287)
COMPLIANCE / PERMITS / INSPECT	187,520	208,360	187,520	(20,840)
PUBLIC WORKS	145,000	149,883	145,000	(4,883)
POLICE	596,000	603,915	597,000	(6,915)
RECREATION / PARKS	466,200	530,545	530,038	(507)
RACQUET SPORTS	289,855	194,865	216,538	21,673
AQUATICS	1,154,889	1,134,298	1,177,472	43,174
GOLF OPERATIONS / MAINTENANCE	1,897,175	1,930,803	2,082,494	151,691
BEACH PARKING	656,011	641,236	672,051	30,815
FOOD AND BEVERAGE	562,315	557,910	569,430	11,520
MARINAS	433,330	454,528	503,055	48,527
SUBTOTAL	12,846,393	12,961,435	13,441,823	480,388
BULKHEAD FUNDING	1,199,091	1,243,916	1,250,389	6,473
CAPITAL FUNDING	1,881,635	3,040,200	6,029,807	2,989,607
TOTAL REVENUES	15,927,119	17,245,551	20,722,019	3,476,468
EXPENDITURES				
ADMINISTRATION	759,143	804,387	1,028,199	223,812
MANAGER'S OFFICE	409,337	409,605	402,576	(7,029)
FINANCE / MEMBERSHIP	969,505	877,366	967,861	90,495
PUBLIC RELATIONS	330,557	275,717	322,017	46,300
COMPLIANCE / PERMITS / INSPECT	354,480	365,450	384,540	19,090
GENERAL MAINTENANCE	695,402	689,521	696,917	7,396
PUBLIC WORKS	1,641,944	1,623,852	1,809,408	185,556
FIRE / EMS	1,153,752	1,153,752	1,155,101	1,349
POLICE	2,388,270	2,382,186	2,365,395	(16,791)
RECREATION / PARKS	971,103	998,666	1,042,131	43,465
RACQUET SPORTS	327,628	279,410	243,333	(36,077)
AQUATICS	1,154,171	1,180,249	1,194,527	14,278
GOLF OPERATIONS	534,290	551,237	598,873	47,636
GOLF MAINTENANCE	873,567	870,367	937,038	66,671
BEACH PARKING	47,636	49,676	58,393	8,717
FOOD AND BEVERAGE	65,028	65,030	65,030	-
MARINAS	170,582	144,787	170,484	25,697
SUBTOTAL	12,846,393	12,721,258	13,441,823	720,565
BULKHEAD	1,199,091	1,243,916	1,250,389	6,473
CAPITAL FUNDING	1,881,635	3,040,200	6,029,807	2,989,607
TOTAL EXPENDITURES	15,927,119	17,005,374	20,722,019	3,716,645

Addendum Department Summary

DEPARTMENTAL SUMMARY BUDGET 2026 - 2027

DEPARTMENTS	REVENUE	EXPENSE	NET	PPO
ADMINISTRATION	6,645,441	1,028,199	5,617,242	659
MANAGER'S OFFICE	-	402,576	(402,576)	(47)
FINANCE / MEMBERSHIP	40,785	967,861	(927,076)	(109)
PUBLIC RELATIONS	75,000	322,017	(247,017)	(29)
COMPLIANCE-PERMITS	187,520	384,540	(197,020)	(23)
GENERAL MAINTENANCE	-	696,917	(696,917)	(82)
PUBLIC WORKS	145,000	1,809,408	(1,664,408)	(195)
FIRE / EMS	-	1,155,101	(1,155,101)	(135)
POLICE	597,000	2,365,395	(1,768,395)	(207)
RECREATION	530,038	1,042,131	(512,093)	(60)
RACQUET SPORTS	216,538	243,333	(26,795)	(3)
AQUATICS	1,177,472	1,194,527	(17,055)	(2)
GOLF OPS	2,082,494	598,873	1,483,621	174
GOLF MAINTENANCE	-	937,038	(937,038)	(110)
BEACH PARKING	672,051	58,393	613,658	72
FOOD AND BEVERAGE	569,430	65,030	504,400	59
MARINAS	503,055	170,484	332,571	39
TOTAL	13,441,823	13,441,823	-	-
NET			-	-

Addendum Assessment Rates

ASSESSMENT RATES

FISCAL YEAR 2026 - 27

LOT TYPE	# OF LOTS	RATE
NON-WATER	6,787	915
NON-WATER/ESTATE	82	1,373
WATER	1,361	1,580
WATER/ESTATE	6	2,370
WATER/NON-BULKHEAD	288	1,005
WATER/NON-BULKHEAD/ESTATE	1	1,508
COMMERCIAL	4	-
TOTAL	8,529	

Addendum Assessment Summary

ASSESSMENT SUMMARY

	2025-26	2026-27	DIFF
	BUDGET	BUDGET	BUDGET
GENERAL OPERATIONS	855	884	29
AMENITY OPERATIONS	(221)	(229)	(8)
SUB-TOTAL	633	655	22
RESERVES	242	260	18
NON-WATER LOTS	875	915	40
BULKHEAD DIFFERENTIAL	640	665	25
WATERFRONT LOTS	1,515	1,580	65

Addendum Assessment Detail

ASSESSMENT DETAIL			
	2025-26	2026-27	DIFF
	BUDGET	BUDGET	BUDGET
GENERAL OPERATIONS			
ADMINISTRATION (1)	172	182	10
COMPLIANCE / PERMITS / INSPECT	20	23	3
GENERAL MAINTENANCE	82	82	0
PUBLIC WORKS	176	195	19
FIRE / EMS	136	135	(1)
POLICE	211	207	(4)
RECREATION / PARKS	59	60	1
SUB-TOTAL	855	884	29
AMENITY OPERATIONS			
RACQUET SPORTS	4	3	(1)
AQUATICS	-	2	2
GOLF OPERATIONS/MAINTENANCE	(57)	(64)	(7)
BEACH PARKING	(71)	(72)	(1)
FOOD AND BEVERAGE	(66)	(59)	7
MARINAS	(31)	(39)	(8)
SUB-TOTAL	(221)	(229)	(8)
RESERVES			
REPLACEMENT / NEW CAPITAL	227	235	8
BULKHEADS	15	25	10
SUB-TOTAL	242	260	18
NON-WATER LOTS	875	915	40
BULKHEAD DIFFERENTIAL	640	665	25
WATERFRONT LOTS	1,515	1,580	65