

The Cove of Nantucket Homeowners

2026 Budget

	Budget '26
Income	
Administration/Transfer fees	\$150
Annual Dues	\$40,200
Resident Lots	40,200
Deed Restriction Income	\$250
Cost of Collection	50
Finance Charge	100
Legal Collection	100
Interest Income	\$600
Total Income	\$41,200
Cash Reserves/Maint Fund	0
	\$41,200
Expense	\$250
Deed Enforcement Expense	\$800
Flags, Décor, Signs	\$3,500
Fountain and Lakes	2,500
Maintenance	1,000
Repairs	\$4,422
HOA Mgmt/Assoc. Services	\$2,800
Insurance	\$18,960
Landscaping and Groundskeeping	1,000
Irrigation Repairs	12,000
Monthly Maintenance	2,600
Special Project	3,360
Weed Spraying	\$250
Legal & Professional Fees	\$400
Membership Events	\$500
Membership Meeting Expense	\$500
Office Supplies	\$20
Postage & Mailouts	
Storage Unit	\$75
Taxes - Property	\$130
Utilities	\$8,500
Electric	4,700
Water Irrigation	3,800
Website	\$0
Total Expense	\$41,107
Net Income	\$93
Cash Carried Over from 2025	TBD
Funds Available	\$93
Cash Reserves/Maint Fund Balance	\$51,513
	est opening balance
	2026