The Cove of Nantucket Homeowners

2026 Budget

Administration/Transfer fees Annual Dues Resident Lots Deed Restriction Income Cost of Collection Finance Charge Legal Collection Interest Income Cash Reserves/Maint Fund Expense Deed Enforcement Expense Flags, Décor, Signs Fountain and Lakes Amintenance Repairs HOA Mgmt/Assoc. Services Insurance Landscaping and Groundskeeping Irrigation Repairs Monthly Maintenance Special Project Weed Spraying Legal & Professional Fees Membership Events Membership Meeting Expense Office Supplies Postage & Mailouts Storage Unit Taxes - Property Utilities Electric Water Irrigation Website Total Expense Cash Carried Over from 2025 TBD	2020 Budget	
Administration/Transfer fees Annual Dues Resident Lots Deed Restriction Income Cost of Collection Finance Charge Legal Collection Interest Income Cash Reserves/Maint Fund Expense Deed Enforcement Expense Flags, Décor, Signs Fountain and Lakes Amintenance Repairs HOA Mgmt/Assoc. Services Insurance Landscaping and Groundskeeping Irrigation Repairs Monthly Maintenance Special Project Weed Spraying Legal & Professional Fees Membership Events Membership Meeting Expense Office Supplies Postage & Mailouts Storage Unit Taxes - Property Utilities Electric Water Irrigation Website Total Expense Cash Carried Over from 2025 TBD		Budget '26
Annual Dues Resident Lots Deed Restriction Income Cost of Collection Finance Charge Legal Collection Interest Income Cash Reserves/Maint Fund Cash Carried Over from 2025	Income	
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 \$18,960 Insurance \$18,960 Landscaping and Groundskeeping Irrigation Repairs 1,000 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 \$130 Storage Unit \$75	Administration/Transfer fees	\$150
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 \$441,200 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 \$75 Taxes - Property <	Annual Dues	\$40,200
Cost of Collection 50 Finance Charge 100 Legal Collection 100 Interest Income \$600 Total Income \$41,200 Cash Reserves/Maint Fund 0 \$41,200 \$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 \$75 Taxes - Property \$130 Utilities \$8,500	Resident Lots	40,200
Finance Charge Legal Collection 100	Deed Restriction Income	\$250
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 \$18,960 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 \$130 Storage Unit \$75 Taxes - Property \$130 Utilities \$8,500 Electric 4,700 W	Cost of Collection	50
Interest Income	Finance Charge	100
Total Income \$41,200 Cash Reserves/Maint Fund 0 \$41,200 \$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 \$130 Storage Unit \$75 Taxes - Property \$130 Utilities \$8,500 Electric 4,700 Water Irrigation 3,800 Website \$41,107	Legal Collection	100
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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	· ·	•
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Water Irrigation 3,800 Website \$0 Total Expense \$41,107 Net Income \$93 Cash Carried Over from 2025 TBD		
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Total Expense \$41,107 Net Income \$93 Cash Carried Over from 2025 TBD		•
Net Income \$93 Cash Carried Over from 2025 TBD		
Cash Carried Over from 2025 TBD	Total Expense	\$41,107
	Net Income	\$93
	Cash Carried Over from 2025	TBD
i dildo / (valiabic	Funds Available	\$93
400		4.3
Cash Reserves/Maint Fund Balance \$51,513	Cash Reserves/Maint Fund Balance	\$51.513
		est opening balance

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