The Cove of Nantucket Homeowners
2026 Budget / Actual Profit & Loss Comparison
as of June 30, 2026

	Budget '26	Current	Difference	% Used
Income				
Administration/Transfer fees	$150	50	$100	33%
Annual Dues	$40,200	40,200	$0	100%
Resident Lots	40,200	40,200		
Deed Restriction Income	$250	343	($93)	137%
Cost of Collection	50	300	(250)	
Finance Charge	100	55	45	
Legal Collection	100	(12)	112	
Interest Income	$600	261	$339	43%
Total Income	$41,200	40,854	$346	99%
Cash Reserves/Maint Fund	0			
	$41,200	40,854	$346	99%
Expense				
Deed Enforcement Expense	$250	124	$126	50%
Flags, Décor, Signs	$800	0	$800	0%
Fountain and Lakes	$3,500	1,306	$2,194	37%
Maintenance	2,500	998	1,502	
Repairs	1,000	309	691	
HOA Mgmt/Assoc. Services	$4,422	2,211	$2,211	50%
Insurance	$2,800	2,462	$338	88%
Landscaping and Groundskeeping	$18,960	$18,063	$897	95%
Irrigation Repairs	1,000	815	185	
Monthly Maintenance	12,000	5,975	6,025	
Special Project	2,600	11,272	(8,672)	
Weed Spraying	3,360	0	3,360	
Legal & Professional Fees	$250	0	$250	0%
Membership Events	$400	0	$400	0%
Membership Meeting Expense	$500	16	$484	3%
Office Supplies	$500	455	$45	91%
Postage & Mailouts	$20	0	$20	0%
Storage Unit	$75	75	$0	100%
Taxes - Property & IRS	$130	137	($7)	105%
Utilities	$8,500	5,466	$3,034	64%
Electric	4,700	2,437	2,263	
Water Irrigation	3,800	3,029	771	
Website	$0	46	($46)	0%
Total Expense	$41,107	30,362	$10,745	
Net Income	$93	$10,492		

Cash Reserves/Maint Fund Balance

Opening balance as of 1-1-26	$50,004	
YTD Interest earned	$261	*January - Jun Interest*
Transfer from Ck	$0	
Transfer to Ck	$0	
Ending Balance as of 3-31-26	$50,265	