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

	Budget '26	as of 9/30/26	Difference	% Used
Income				
Administration/Transfer fees	$150	100	$50	67%
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	394	$206	66%
Total Income	$41,200	41,037	$163	100%
Cash Reserves/Maint Fund	0	8,500		
	$41,200	49,537	($8,337)	120%
Expense				
Deed Enforcement Expense	$250	124	$126	50%
Flags, Décor, Signs	$800	151	$649	19%
Fountain and Lakes	$3,500	2,483	$1,017	71%
Maintenance	2,500	2,175	325	
Repairs	1,000	309	691	
HOA Mgmt/Assoc. Services	$4,422	3,317	$1,106	75%
Insurance	$2,800	2,462	$338	88%
Landscaping and Groundskeeping	$18,960	21,851	($2,891)	115%
Irrigation Repairs	1,000	1,615	(615)	
Monthly Maintenance	12,000	8,963	3,037	
Special Project	2,600	9,681	(7,081)	
Mulch	3,360	1,591	1,769	
Legal & Professional Fees	$250	0	$250	0%
Membership Events	$400	0	$400	0%
Membership Meeting Expense	$500	16	$484	3%
Office Supplies	$500	1,105	($605)	221%
Postage & Mailouts	$20	0	$20	0%
Storage Unit	$75	75	$0	100%
Taxes - Property & IRS	$130	137	($7)	105%
Utilities	$8,500	9,933	($1,433)	117%
Electric	4,700	3,613	1,087	
Water Irrigation	3,800	6,320	(2,520)	
Website	$0	93	($93)	0%
Total Expense	$41,107	41,746	($639)	
Net Income	$93	$7,791		

Cash Reserves/Maint Fund Balance

Opening balance as of 1-1-26	$50,004	
YTD Interest earned	$394	*January - September Interest*
Transfer from Ck	$0	
Transfer to Ck	$8,500	*9/30 for Spring landscape improvement*
Ending Balance as of 9-30-26	$41,898	