

Residences	2025 TY ACTUAL	2026 BUDGET	Variance: 26 BUD vs 25 ACT Inc / (Dec)
INCOME			
Condo Dues	\$129,881	\$140,400	\$10,519
Late Fees/Interest	\$1	\$0	(\$1)
Special Assessment	\$0	\$0	\$0
TOTAL REVENUE	\$129,883	\$140,400	\$10,517
EXPENSES			
Administrative*	\$756	\$815	\$59
Insurance	\$38,206	\$39,352	\$1,146
Management Fee*	\$10,073	\$12,592	\$2,519
Total Administrative	\$49,035	\$52,759	\$3,724
Cleaning*	\$1,644	\$1,597	(\$47)
Grounds Maintenance/Landscaping*	\$18,577	\$18,000	(\$577)
Maintenance General / Generator Service	\$7,346	\$7,500	\$154
Pest Control	\$265	\$0	(\$265)
Roof Repairs	\$850	\$0	(\$850)
Snow Plowing and Removal*	\$15,811	\$15,362	(\$449)
Waste Removal*	\$3,085	\$3,508	\$423
Total Maintenance & Repairs	\$47,578	\$45,967	(\$1,611)
Accounting*	\$277	\$280	\$3
Engineering / Reserve Study*	\$2,119	\$4,400	\$2,281
Legal*	\$0	\$2,853	\$2,853
Total Professional Fees	\$2,396	\$7,533	\$5,137
Electricity	\$710	\$650	(\$60)
Heat Fuel (natural gas for generators)	\$2,979	\$5,000	\$2,021
Water & Sewer*	\$4,461	\$5,000	\$539
Total Utilities	\$8,150	\$10,650	\$2,500
Reserve Interest	\$60	\$0	(\$60)
Reserve Transfer	\$23,400	\$23,400	\$0
TOTAL INCOME	\$129,943	\$140,400	\$10,457
TOTAL EXPENSE	\$130,559	\$140,309	\$9,750
NET INCOME / LOSS	-\$616	\$91	\$707
*= prorate with marina			

Marina	2025 TY ACTUAL	2026 BUDGET	Variance: 26 BUD vs 25 ACT Inc / (Dec)
INCOME			
Marina Dues	\$66,000	\$69,300	\$3,300
Late Fees/Interest	\$71	\$0	-\$71
Special Assessment	\$0	\$0	\$0
TOTAL REVENUE	\$66,071	\$69,300	\$3,229
EXPENSES			
Administrative*	\$209	\$185	-\$24
Insurance	\$10,470	\$17,451	\$6,981
Management Fee*	\$2,287	\$2,858	\$571
Total Administrative	\$12,966	\$20,494	\$7,528
Cleaning*	\$373	\$363	-\$10
Dock /Beach Expense	\$23,652	\$16,000	-\$7,652
Grounds Maintenance/Landscaping*	\$4,898	\$4,100	-\$798
Maintenance General	\$849	\$3,000	\$2,151
Pest Control	\$60	\$0	-\$60
Snow Plowing & Removal*	\$2,973	\$3,487	\$514
Waste Removal*	\$700	\$796	\$96
Total Maintenance & Repairs	\$33,506	\$27,746	-\$5,760
Accounting*	\$63	\$70	\$7
Engineering / Reserve Study*	\$481	\$1000	\$519
Legal*	\$0	\$647	\$647
Total Professional Fees	\$544	\$1,717	\$1,173
Electricity	\$668	\$500	-\$168
Water & Sewer*	\$1289	\$1000	-\$289
Total Utilities	\$1,957	\$1,500	-\$457
Reserve Transfer	\$17,600	\$17,600	\$0
TOTAL EXPENSE	\$66,573	\$69,057	\$2,484
NET INCOME / LOSS	-\$502	\$243	\$745
*= prorate with condos			