

COA	Description	2025 Budget	2025 YTD Actual (7 month)	Decided 2026
4000	Income			
4001	Operating Income			
4020	ASSESSMENTS - MONTHLY	284,376.00	165,886.00	284,376.00
4040	SPECIAL ASSESSMENTS-RSV			
4060	PROJECTS	40,000.00	20,000.00	40,000.00
4292	LATE CHARGES		2,350.00	
4340	COVENANT VIOLATION FINES		1,450.00	
4461	INTEREST - RESERVES		46.00	
	PRIOR YEAR SURPLUS CARRYOVER		29,692.00	29,692.00
	TOTAL		219,424.00	354,068.00
	INCOME TOTAL			354,068.00

4990	Expenses			
5010	BUILDING MAINTENANCE	6,000.00	2,242.00	5,439.76
5020	ROOF REPAIRS	9,326.00	0.00	5,000.00
5038	BASEMENT REPAIRS	20,000.00	0.00	20,000.00
5060	PLUMBING REPAIRS	1,800.00	1,282.00	1,800.00
5111	GUTTER CLEANING	1,200.00	0.00	1,200.00
5186	EXTERMINATING	500.00	0.00	500.00
5280	TRASH REMOVAL	6,500.00	3,311.00	6,500.00
6040	CONTRACTED LAWN SERVICE	29,000.00	13,596.00	30,400.00
6045	ADDITIONAL LANDSCAPE	4,000.00	8,980.00	4,000.00
6353	SNOW SERVICES	33,500.00	16,748.00	35,500.00
7910	ELECTRIC	2,750.00	3,019.00	2,750.00
7920	WATER/SEWER	50,400.00	38,652.00	75,000.00
7921	UTILITY REIMBURSEMENT	2,500.00	0.00	2,500.00
8020	MANAGEMENT FEE	22,008.00	12,838.00	22,668.24
8040	POSTAGE	500.00	301.00	500.00
8060	COPIES/PRINTING/SUPPLIES	1,992.00	1,279.00	2,000.00
8069	TECH FEE	0.00	175.00	300.00
8080	CPA SERVICES	100.00	190.00	200.00
8100	LEGAL EXPENSE	6,000.00	835.00	6,000.00
8180	INCOME TAX	200.00	0.00	200.00
8230	BANK CHARGES	100.00	0.00	100.00
8381	ANNUAL MTG	0.00	125.00	250.00
8481	PROPERTY INSURANCE	28,000.00	16,504.00	32,760.00
9170	REPLACEMENT RESERVE	58,500.00	34,125.00	58,500.00
9175	CAPITAL IMPROVEMENTS			40,000.00
	TOTAL	226,376.00	154,202.00	354,068.00
	EXPENSE TOTAL	226,376.00	154,202.00	354,068.00

Net

0.00

Wish List:
Arbs installed bldg 2
Caulking (3BR area)
Gate Replacements (2-5 buildings in 2 BR area)
Landscaping
Parking (all 8 bldgs)
Parking lots & Driveway Repairs
Red Brick repair/replacement

NO CHANGE FOR 2026

3 BR monthly dues = \$309.14

2 BR monthly dues = \$283.31

NO CHANGE FOR 2026

3 BR Special Assessment (May/Oct) =

2 BR Special Assessment (May/Oct) =

\$260.63
\$239.37

066100 MARINA CLIFF - PHASE I INC
Budget Worksheet
For the year beginning 01-01 and ending 12-31

COA	Description	10 Month Total	10 Month Budget	12 Month Projection	2024 Budget	Projected 2025 Budget
4000	INCOME					
4001	OPERATING INCOME					
4020	ASSESSMENTS - MONTHLY	229,636.00	229,636.00	275,563.00	275,563.00	284,376.00
4040	SPECIAL ASSESSMENTS-RSV PROJECTS	40,000.00	40,000.00	48,000.00	40,000.00	43,117.60
4060	LATE CHARGES	3,595.00	0.00	4,314.00	0.00	
4292	COVENANT VIOLATION FINES	2,173.00	0.00	2,608.00	0.00	
4293	LEGAL/COLLECTION	5,991.00	0.00	7,189.00	0.00	
4340	INTEREST - RESERVES	10.00	0.00	12.00	0.00	
4350	INTEREST ALLOC TO RESERVES	-10.00	0.00	-12.00	0.00	
4969	ALLOWANCE FOR DOUBTFUL ACCOUNTS	-324.00	0.00	-389.00	0.00	
4970		281,071.00	269,636.00	337,285.00	315,563.00	
4980	TOTAL INCOME	281,071.00	269,636.00	337,285.00	315,563.00	327,493.60
4990	EXPENSES					
5000	BUILDING MAINTENANCE					17,989.00
5010	BUILDING MAINTENANCE	17,989.00	6,667.00	21,587.00	8,000.00	6,000.00
5020	ROOF REPAIRS	620.00	833.00	744.00	1,000.00	9,326.00
5038	BASEMENT REPAIRS	0.00	16,667.00	0.00	20,000.00	20,000.00
5060	PLUMBING REPAIRS	1,763.00	833.00	2,116.00	1,000.00	1,800.00
5111	GUTTER CLEANING	0.00	1,000.00	0.00	1,200.00	1,200.00
5186	EXTERMINATING	0.00	417.00	0.00	500.00	500
5280	TRASH REMOVAL	3,603.00	3,750.00	4,324.00	4,500.00	6,500.00
5799		23,975.00	30,167.00	28,770.00	36,200.00	45,326.00
6000	GROUNDS MAINTENANCE					
6040	CONTRACTED LAWN SERVICE	26,147.00	23,369.00	31,376.00	28,043.00	29,000.00
6045	ADDITIONAL LANDSCAPE	0.00	3,333.00	0.00	4,000.00	4,000.00
6353	SNOW SERVICES	21,267.00	26,583.00	25,520.00	31,900.00	33,500.00
6599		47,414.00	53,285.00	56,897.00	63,943.00	66,500.00
7900	UTILITIES					
7910	ELECTRIC	2,250.00	2,250.00	2,700.00	2,700.00	2,750.00
7920	WATER/SEWER	40,688.00	40,000.00	48,826.00	48,000.00	50,400.00
7921	UTILITY REIMBURSEMENT	0.00	2,083.00	0.00	2,500.00	2,500.00
7999		42,938.00	44,333.00	51,526.00	53,200.00	55,650.00
8000	ADMINISTRATIVE					
8020	MANAGEMENT FEE	17,600.00	17,600.00	21,120.00	21,120.00	22,000.00
8040	POSTAGE	31.00	0.00	37.00	0.00	0
8060	COPIES/PRINTING/SUPPLIES	1,762.00	1,667.00	2,114.00	2,000.00	2,000.00
8080	CPA SERVICES	0.00	250.00	0.00	300.00	100
8100	LEGAL EXPENSE	2,960.00	5,000.00	3,552.00	6,000.00	6,000.00
8180	INCOME TAX	190.00	167.00	228.00	200.00	200
8230	BANK CHARGES	0.00	83.00	0.00	100.00	100
	FED/STATE REQUIRED CORP REPORT					
8390	FILINGS	70.00	0.00	84.00	0.00	0
8479		22,613.00	24,767.00	27,136.00	29,720.00	30,400.00
8480	INSURANCE					
8481	PROPERTY INSURANCE	22,838.00	28,333.00	27,406.00	34,000.00	28,000.00
8499		22,838.00	28,333.00	27,406.00	34,000.00	28,000.00
9000	RESTRICTED TRANSFERS TO RESERVES					
9170	REPLACEMENT RESERVE	48,750.00	48,750.00	58,500.00	58,500.00	58,500.00
9299		48,750.00	48,750.00	58,500.00	58,500.00	58,500.00
9700	SPECIAL ASSESSMENT					
9710	SPECIAL ASSESSMENT-RSV PROJECTS	40,000.00	40,000.00	48,000.00	40,000.00	43,117.60

9799		40,000.00	40,000.00	48,000.00	40,000.00	43,117.60
9980	TOTAL EXPENSES	-248,528.00	-269,635.00	-298,234.00	315,563.00	327,493.60
9990	NET GAIN (LOSS)	32,543.00	1.00	39,052.00	0.00	0

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