

Cross Wind Cove Condominiums

2026 Budget

	2025 Annual Budget	YTD Actual as of 10/2/25	Approved 2026 Budget - \$395.00 Dues + \$2,700.00 Sp. Assessment
Income			
Association/Dues Income	407,160.00	332,090.00	412,380.00
Special Assessment	239,250.00	226,650.00	234,900.00
Late Fee	0.00	360.00	0.00
Interest Income	0.00	4,547.00	0.00
Total Operating Income	646,410.00	563,647.00	647,280.00
Expense			
Building Maintenance/Repairs	30,365.00	34,856.28	30,870.00
Landscaping Maintenance	36,500.00	61,115.25	61,115.25
Snow Removal	53,500.00	26,109.36	53,500.02
Tree Maint/Replace	9,000.00	8,492.40	12,000.00
Mulch	0.00	0.00	12,059.73
Exterminating	500.00	761.00	500.00
Insurance	69,000.00	55,571.93	82,800.00
Legal	1,500.00	3,166.98	1,500.00
Accounting Fees	2,500.00	235.00	250.00
Miscellaneous Expenses	0.00	340.00	0.00
Stationery, Stamps and Office Supply	1,000.00	3,057.74	500.00
Memberships/Permits	350.00	90.00	350.00
Management Fees	22,000.00	16,594.44	22,660.00
Five Fields Master Association	6,275.00	0.00	6,275.00
Painting	100,000.00	186,622.00	180,000.00
Gutter Repair/Cleaning	8,000.00	3,664.00	8,000.00
Asphalt	139,320.00	132,986.00	0.00
Electric (common areas)	1,600.00	1,235.98	1,650.00
Water/Sewer	65,000.00	60,361.55	68,250.00
Reserve Contribution	100,000.00	75,000.06	105,000.00
Total Operating Expense	646,410.00	670,259.97	647,280.00
Total Income	646,410.00	563,647.00	647,280.00
Total Expense	646,410.00	670,259.97	647,280.00
Net Income	0.00	-106,612.97	0.00