Eagles Cove Approved 2026 Budget

			THIS ONE
	Account Name	**Annual Budget 2025**	**Annual Budget 2026**
	Income		
4020	Assessment Income	297,000.00	330,000.00
4030	Reserve Assessment	37,500.00	37,500.00
	Septic Repairs Special Assessment	0.00	0.00
4040	Roof Special Assessment	0.00	150,000.00
	Late Fee	0.00	0.00
	Bank Interest	0.00	0.00
	CD Interest	0.00	0.00
	Transfer from Reserves	0.00	0.00
	Total Operating Income	**334,500.00**	**517,500.00**
	Expense		
	CAPITAL RESERVE EXPENSE		
	Septic Pump Replacement	0.00	0.00
	Total CAPITAL RESERVE EXPENSE	**0.00**	**0.00**
	UTILITIES		
7910	Electric - Common Bldg	3,000.00	5,000.00
	Total UTILITIES	**3,000.00**	**5,000.00**
	GROUND MAINTENANCE		
6040	Grounds Contract	56,000.00	58,680.00
6045	Additional Landscape	37,000.00	10,000.00
6240	Tree Maintenance	6,000.00	6,000.00
6353	Snow Removal	22,500.00	20,000.00
	Total GROUND MAINTENANCE	**121,500.00**	**94,680.00**
	MAINTENANCE		
5020	Roof Repairs	3,000.00	3,000.00
5010	General Maint/Repairs	10,000.00	10,000.00
6090	Pond Maintenance	6,500.00	7,500.00
5106	Painting	39,000.00	48,000.00
5070	Concrete Repair	4,000.00	10,000.00
6053	Septic Maintenance	5,000.00	5,000.00
	Total MAINTENANCE	**67,500.00**	**83,500.00**
	ADMINSTRATIVE		
8411	Association Dues	4,250.00	4,250.00
	Legal Fee	0.00	0.00
8020	Management Fees	13,200.00	13,800.00
8120	Insurance	43,200.00	83,916.65
8060	Office Supplies	500.00	500.00
8080	Accounting	225.00	225.00
8180	Corporate Income Tax	2,600.00	2,600.00
	Total ADMINSTRATIVE	**63,975.00**	**105,291.65**
	RESERVE EXPENSE		
9170	Reserve Expense	41,025.00	41,528.35
9710	Reserve & Special Assessment	37,500.00	187,500.00
	Total RESERVE EXPENSE	**78,525.00**	**229,028.35**
	Total Operating Expense	**334,500.00**	**517,500.00**
	Total Operating Income	334,500.00	517,500.00
	Total Operating Expense	334,500.00	517,500.00
	Net Operating Income	**0.00**	**0.00**