

Cove Royale Homeowners Association, Inc

2026 Annual Budget

	Annual	Quarterly	Per Unit* (83)
Income			
Revenue			
50000 - Maintenance Assessment Income	374,828.00	93,707.00	1,129.00
Total Revenue	374,828.00	93,707.00	1,129.00
Total Income	374,828.00	93,707.00	1,129.00
Expense			
Utility Expenses			
60000 - Electric/Street Lights	16,000.00	4,000.00	48.19
60060 - High Speed Internet	2,300.00	575.00	6.93
60130 - Water/Sewer	3,000.00	750.00	9.04
Total Utility Expenses	21,300.00	5,325.00	64.16
Grounds Maintenance			
61480 - Lake and Preserve Area Maintenance	40,000.00	10,000.00	120.48
63000 - Common Area Landscape Maintenance	80,400.00	20,100.00	242.17
63100 - Landscape Replacements	2,500.00	625.00	7.53
63110 - Flowers	1,000.00	250.00	3.01
63500 - Irrigation Maintenance	9,000.00	2,250.00	27.11
63910 - Lot Landscape Maintenance	89,640.00	22,410.00	270.00
Total Grounds Maintenance	222,540.00	55,635.00	670.30
Operating Expenses			
61470 - Janitorial Services	11,700.00	2,925.00	35.24
61650 - Pressure Cleaning	2,000.00	500.00	6.02
62400 - Repairs & Maintenance	2,000.00	500.00	6.02
62435 - Holiday Lighting	1,500.00	375.00	4.52
62520 - Lighting Maintenance	1,500.00	375.00	4.52
Total Operating Expenses	18,700.00	4,675.00	56.33
Access Control			
64000 - Access Control - Guardhouse	39,300.00	9,825.00	118.37
Total Access Control	39,300.00	9,825.00	118.37
Administrative & General Expenses			
66000 - Office Supplies/Postage	1,118.00	279.50	3.37
66110 - Review/Tax Prep/Corp Report	6,300.00	1,575.00	18.98
66130 - Legal Fees	1,000.00	250.00	3.01
66160 - Management Fees	30,000.00	7,500.00	90.36
66205 - Corporate Annual Report	70.00	17.50	.21
67000 - Insurance Expense - Liability	18,300.00	4,575.00	55.12
Total Administrative & General Expenses	56,788.00	14,197.00	171.05

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Clubhouse Expenses			
61010 - A/C Maintenance	600.00	150.00	1.81
61630 - Pool Maintenance	12,600.00	3,150.00	37.95
62665 - Repairs and Maintenance	2,000.00	500.00	6.02
63105 - Landscape Replacements	1,000.00	250.00	3.01
Total Clubhouse Expenses	16,200.00	4,050.00	48.80
Total Expense	374,828.00	93,707.00	1,129.00

(Per unit is based on the total number of units. For Associations with variable assessment rates, please refer to the variable assessment schedule.)*