

**Cove Estates Moorage Owners Association
Proposed Budget 2026 - 2027**

8/02/2026

	Approved 2025-2026 Budget	Accrued 2025-2026 Income/Expenses	Proposed 2026 - 2027 Budget (8/02/26)
Income			
Cove Estates Moorage Owners Association			
Dues (\$2000/year x 64)	\$128,000.00 64 @ \$2000	\$128,000.00 All dues were paid	\$130,000.00 65 @ \$2000
Rentals (10 slips avail. @ \$3300/each)	\$32,200.00 10 slips @ \$3300/yr; 1 for	\$32,200.00 Slip #1 rented for \$2500	\$32,200.00 9 @ \$3300/yr; 1 @2500.
Gate Remote Sales	\$400.00 10 remotes @ \$50	\$150.00 3 Gate remotes	\$200.00 4 remotes @ \$50
New Owner Transfer Fee - \$100, Remote \$50	\$450.00 4 estimated	\$450.00 3 units sold	\$600.00 4 est. (\$100 for transfer, \$50 for remote)
Ice machine	\$1,000.00	1,102.55	\$1,200.00
Water meters	\$2,800.00	\$2,301.74	\$2,310.00 Last Fee increase 7/1/2025
Slip Deposits	\$0.00 Net will be zero if all rented	\$0.00 Net 0. x new, x departed	\$0.00 Net will be zero if all rented
Dock Box sales	\$810.00 2 @ \$810 each	\$0.00 0 @ \$810 each	\$810.00 1 @ \$810 each
Assessed penalties		\$975.00	
Total Income	\$165,660.00	\$165,179.29	\$167,320.00
Expenses			
DNR Lease and Taxes	\$28,000.00	\$26,054.21	\$35,000.00 Lease Fee expected to increase.
Ice	\$1,300.00	\$1,170.00	\$1,300.00 Ice cost increase
Insurance	\$15,000.00	\$14,101.05	\$15,000.00 Expect cost increase
Licenses/Permits/DOH Sanitary Survey	\$150.00	\$148.20 Dept of health -H2O, SOS, DNR	\$150.00
Tax: Federal	\$2,250.00 Due to earned interest	\$2,030.00	\$2,500.00 Increase due to higher reserve
Dock Box Purchase	\$0.00	\$0.00	\$0.00 one box in inventory
Association Activities	\$0.00	\$0.00	\$1,500.00
Office Supplies / Printing & Production / Postage	\$189.00	\$158.78 PO box, Copies, postages, mailing	\$175.00
Maintenance/Operation			
breakwater/docks	\$1,400.00 Chain, shackles, fasteners	\$74.78 Dock Lights	\$1,600.00 swim ropes, ladders
Supplies (clubhouse, bathrooms))	\$400.00	\$253.61 Paper supplies, light bulbs	\$600.00
Janitorial (clubhouse, bathrooms)	\$2,400.00 14 weeks x 180/week + 4 e	2,238.46	\$2,400.00 18 weeks x 100/week + 4 extra +tax
Dock fire extinguisher inspection	\$200.00 annual inspection	\$0.00	\$200.00 annual inspection
grounds - mow/sweep/weeds/pests/tree trimm	\$9,700.00	\$10,467.09 Spring cleanup, groundskeeping	\$15,000.00 Add fall and spring pre-emergent weed s
snow plowing	\$1,200.00 asphalt surfaces only	\$0.00 No snow plowing	\$1,200.00 asphalt surfaces only
water system tests, operation, State Cert	\$4,600.00 Expect an increase	\$4,550.00	\$4,600.00
Driftwood cleanup	\$15,000.00	\$6,522.00 1 marina, 2 boat ramp cleanings	\$21,000.00 Marina 1 time, 2 boat ramp cleanings
Septic pumping (5 year cycle)	\$0.00 Propose next time is 2026	\$0.00 Last pumped Fall 2023	\$0.00 Propose next time is 6/2028
Total Maintenance and Operation	\$81,789.00	\$67,768.18	\$102,225.00
Bank Service Charges	\$0.00	\$0.00	\$0.00
Finance Charge	\$0.00	\$0.00	\$0.00
Remotes	\$400.00 1 box	\$342.23 purchase of box of 10 remotes	\$400.00 1 box
PO Box rental	\$180.00	\$192.00	\$225.00 Expect fee increase
Professional Fees			
Bookkeeping/tax prep (Goetz, Bailey & Yale, P.S.)	\$3,000.00 Increase for audit support	\$2,378.00	\$4,000.00 recommend financial review committee
Legal/Limited Audit review (need an accountant)	\$4,500.00 Contingency	\$0.00 None	\$15,000.00 Contingency
Total Service Fees	\$8,080.00	\$2,912.23	\$19,625.00
Repairs/Modifications/Projects			
Buildings - clubhouse	\$10,000.00 Membrane roof Replacem	\$347.49 AED supplies	\$10,000.00 Membrane roof Replacement
Breakwater/Dock Projects	\$20,000.00 Pier handrail, remove old t	\$28,244.46 Remove breakwater sections from Cove Parking area, Build 2	\$20,000.00 Remove 2 wood sections and concrete section
Docks/Breakwater Repairs	\$1,500.00	\$0.00	\$2,500.00 Fire piping &water line repairs, Breakwater repairs
Security - Cameras, WIFI equipment	\$2,500.00 Replace 1 camera	\$172.80 Camera FTP	\$0.00 Upgrade camera system
Patio and Flower Bed improvements	\$5,000.00 Tree, shrub, flower addition	\$975.60 Rock at entrance sign	\$2,500.00 Tree, shrub, flower additions, drip lines
Grounds - parking/gates/roads/Lawn	\$11,300.00 Curb replace, Sprinkler repair, hanging baskets	\$0.00	\$5,000.00 Curb replace, Sprinkler repair, hanging baskets w/drip
PicNic Tables	\$0.00	\$450.00	\$0.00
Tree removal/trimming	\$2,500.00 Tree removal, limbing	\$0.00 None	\$1,500.00 Tree removal, limbing
Water System Repairs	\$6,500.00 Contingency	5,240.88 Tank cleaned	\$0.00 Proposed next cleaning 2036
Survey for new DNR Marina Lease	\$12,000.00	\$0.00 90% complete, no invoices	\$9,000.00 Estimated finish August 2026
Consultant assistant for new marina lease	\$2,500.00	\$0.00 Ryan Walker said we could do it us	\$0.00
Total Repairs	\$73,800.00	\$35,431.23	\$50,500.00
Utilities			
Website domain & hosting fees, Webcam Cloud	\$650.00	\$378.07 Door King, PDF, GoDaddy	\$450.00
Internet service by LocalTel	\$700.00	\$687.20	\$700.00 Expect rate increase
Garbage	\$1,750.00	1,532.71	\$1,900.00 Expect rate increase
Electricity	\$2,500.00	\$2,406.64	\$2,500.00 3% rate increase
Total Utilities	\$5,600.00	\$5,004.62	\$5,550.00
Total Expenses	\$169,269.00	\$111,116.26	\$177,900.00
Net Ordinary Income	-\$3,609.00	\$54,063.03	-\$10,580.00
Other Income			
Interest Income from Banks	\$10,000.00	\$9,588.78 All accounts	\$10,000.00
Accounts receivable/late fees/finance charges	\$50.00	\$21.04 Late Fees	\$50.00
Refunds & Adjustments	\$0.00	\$0.00	\$0.00
Net other Income	\$10,050.00	\$9,609.82	\$10,050.00
Net Total Income	\$6,441.00	\$63,672.85	-\$530.00

Proposed amount to move to Capital Replacement reserves.

BANKING ACCOUNT SUMMARY		30-Jun-26	30-Jun-25	30-Jun-24
Cashmere Valley Bank Checking		33,877.00	111,849.00	63,365.00
Cashmere Valley Bank DNR CD 7mo		143,899.00	139,163.00	136,768.00
CVB Capital Improvement CD (3mo 2.25%)		355,916.00	263,367.00	226,225.00
Cashmere Valley Bank Savings		88,027.00	47,993.00	47,969.00
TOTALS		\$621,719.00	\$562,372.00	\$474,327.00

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