JONATHAN'S COVE ASSOCIATION INC.
APPROVED BUDGET
FOR THE PERIOD OF JANUARY 1, 2026 - DECEMBER 31, 2026
BASED ON 264 UNITS

ACCOUNT DESCRIPTION	2025 BUDGET	APPROVED 2026 BUDGET	MONTHLY FEES
INCOME:			
3010-Homeowner Assessment	1,441,430.53	1,441,432.10	455.00
3045-Legal Fee Income	0.00	0.00	
3030-Interest Income-Banks	0.00	0.00	
3025-Late Fee Income	0.00	0.00	
3630-Interest Legal	0.00	0.00	
3050-Screening Fees	0.00	0.00	
3055-Gate card	0.00	0.00	
3060-Keys	0.00	0.00	
3070-Clubhouse Rent	0.00	0.00	
3080-Other Income	0.00	0.00	
3090-Bad Debt Recovery	0.00	0.00	
TOTAL INCOME	**1,441,430.53**	**1,441,432.10**	**455.00**
EXPENSES			
ADMINISTRATIVE SERVICES:			
5135-Accounting Fees	5,775.00	6,800.00	2.15
5120-Administration Exp.	19,000.00	28,000.00	8.84
5121-HOA Portal Fee	0.00	2,400.00	0.76
5122-Evoting Subscription Fee	0.00	1,000.00	0.32
5160-Insurance	504,432.38	428,675.24	135.31
5145-Legal	12,000.00	15,000.00	4.73
5110-Licenses & Fees	8,000.00	8,200.00	2.59
5100-Management Fees	43,884.00	45,639.36	14.41
5190-Association Bad Debt	5,000.00	5,000.00	1.58
TOTAL ADMIN. EXPENSES	**598,091.38**	**540,714.60**	**170.68**
OPERATIONAL EXPENSES:			
5410-Lake Maintenance	4,200.00	5,000.00	1.58
5415-Pest Control/Home-Ex	59,820.00	50,000.00	15.78
5420-Genl Repair/Maint.	70,500.00	30,400.00	9.60
5425-Road Maintenance	34,000.00	3,000.00	0.95
5430-Gate Maintenance	15,000.00	26,200.00	8.27
5435-Street Sign Maintenance	500.00	500.00	0.16
5440-Entrance Feature Mnt.	750.00	750.00	0.24
5445-Irrigation Maintenance	8,000.00	8,000.00	2.53
5450-Landscape Extra	10,000.00	15,000.00	4.73
5455-Landscape Maintenance	77,250.00	79,567.50	25.12
5460-Tree Trimming	25,000.00	65,000.00	20.52

5465-Roofing Repairs	40,000.00	58,000.00	18.31
5470-Termite Renewal	5,000.00	5,000.00	1.58
TOTAL GROUNDS/COMMON AREA	**350,020.00**	**346,417.50**	**109.35**
CLUBHOUSE:			
5510-Pool Repairs/Supply	2,500.00	3,500.00	1.10
5520-Pool Service	17,000.00	18,500.00	5.84
5525-Pool Furniture	1,000.00	1,000.00	0.32
5530-Clubhse Repair/Maint	2,900.00	3,000.00	0.95
5535-Fitness Equip Maint	500.00	20,000.00	6.31
5540-A/C Maintenance	500.00	500.00	0.16
5550-Electric Repairs	500.00	4,000.00	1.26
5560-Plumbing Repairs	500.00	500.00	0.16
5560Janitorial Service	11,700.00	12,000.00	3.79
5570-Janitorial Supplies	1,000.00	1,000.00	0.32
5580-Carpet Cleaning	750.00	1,000.00	0.32
TOTAL CLUBHOUSE EXP.	**38,850.00**	**65,000.00**	**20.52**
UTILITIES:			
5205-Electric -Clubhouse	12,500.00	10,000.00	3.16
5210-Electric-Common Area	3,900.00	4,000.00	1.26
5215-Electric-St. Lites	7,400.00	7,600.00	2.40
5230-Water & Sewer	2,732.00	2,900.00	0.92
5240-Telephone-Gate	5,300.00	7,000.00	2.21
5250-Cable/Alarm/Internet	387,400.00	405,400.00	127.97
5255-Cable/Alarm/Internet Consultant	3,336.60	0.00	0.00
TOTAL UTILITIES	**422,568.60**	**436,900.00**	**137.91**
RESERVES:			
6010-Reserve Contingency	31,900.55	52,400.00	16.54
TOTAL RESERVES	**31,900.55**	**52,400.00**	**16.54**
TOTAL EXPENSES	**1,441,430.53**	**1,441,432.10**	**455.00**

Approved at 10/27/2025
duly-noticed Board Meeting.

President
11/8/2025