

Hamilton Cove Homeowners Association
2026 Budget Rev.1
 January through December 2026

	Jan - Dec 26
Ordinary Income/Expense	
Income	
4000 · Monthly Assessment	4,273,500.00
4002 · Earthquake Ins Assessment	85,266.11
4015 · Preferred Mooring Fees	41,100.00
4030 · Vending Machine/Snack Bar	3,000.00
4035 · Full Size Vehicle Parking Fee	11,520.00
4040 · Second Cart Parking Fee	12,960.00
4045 · Rack Storage Fee	1,680.00
4050 · Boat Storage Fee	12,000.00
4055 · Class III Monthly Assesment	140,400.00
4176 · Verizon Rent	22,740.00
Total Income	4,604,166.11
Gross Profit	4,604,166.11
Expense	
7070 · Auto Expense	15,000.00
7110 · Bank Charges	2,300.00
7180 · Computer Support	500.00
7250 · Dues & Subscriptions	1,000.00
7294 · Freight	2,300.00
7295 · Functions & Meetings	2,500.00
7296 · Golf Course,Tennis,Croquet	500.00
7329 · Insurance - Flood & Earthquake	85,266.11
7330 · Insurance - General	1,600,000.00
7331 · Insurance - Group Health	152,250.00
7332 · Insurance - Workers Comp	75,000.00
7334 · Janitorial	12,000.00
7335 · Internet-WebSite	4,000.00
7340 · Landscaping	
7343 · Tools	500.00
7345 · Grounds Upkeep	500.00
7346 · Equipment Upkeep	1,000.00
7347 · Tree Trimming Expenses	18,000.00
Total 7340 · Landscaping	20,000.00
7390 · Legal & Professional	
7391 · Accounting	16,000.00
7392 · Legal - General	50,000.00
Total 7390 · Legal & Professional	66,000.00
7397 · Mooring Fees	90,000.00
7470 · Office	10,000.00
7489 · Pest Control	5,000.00
7490 · Pier & Dock	65,000.00
7530 · Postage	3,500.00
7540 · Reproduction & Copying	9,000.00
7610 · Repair & Maintenance	
Buildings	25,000.00
Elevator Repair & Maintenance	7,000.00
Equipment	3,000.00
Fire Equipment, extinguishers	4,000.00
Hardware Tools	500.00
Mooring Maintenance	25,000.00
Piano Tuning	200.00
Plumbing Repair	7,000.00
Pool Maintenance	27,000.00
Sewage Lines	1,300.00
Total 7610 · Repair & Maintenance	100,000.00
7630 · Fire Alarm,monitoring,maintence	40,000.00

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7635 · Supplies	
7636 · Paint	40,000.00
7637 · Plumbing	1,500.00
7638 · Electrical	500.00
7640 · Maintenance Supplies	8,000.00
	50,000.00
7650 · Licenses & Permits	1,500.00
7690 · Payroll Taxes	150,000.00
7692 · Payroll Acct Fees	15,000.00
7695 · Payroll Expenses	
7695.01 · Administrative	196,086.00
7695.02 · Maintenance	250,000.00
7695.03 · Painting	160,000.00
7695.04 · Security	250,000.00
7695.06 · Landscaping	230,000.00
7695.07 · Payroll Bonus	6,000.00
	1,092,086.00
Total 7695 · Payroll Expenses	1,092,086.00
7701 · Property Taxes	13,500.00
7750 · State Taxes	3,000.00
7770 · Telephone	10,000.00
7780 · Uniforms	4,500.00
7810 · Utilites	
7811 · Hazardous Waste Removal	4,000.00
7812 · Trash Removal	20,000.00
7815 · Electricity	132,000.00
7817 · Water	314,000.00
	470,000.00
Total 7810 · Utilites	470,000.00
8000 · Transfers to Reserve	430,000.00
9500 · Provision - Federal Income Tax	3,464.00
	4,604,166.11
Total Expense	4,604,166.11
Net Ordinary Income	0.00
Net Income	0.00