

COVE CONDOMINIUM ASSOCIATION, INC.
2026 BUDGET

REVENUE

	Hotel	Condo	Total
Assessments			\$ 1,465,200
Rental Income	\$ 6,200,000		\$ 6,200,000
Food/Beverage	\$ 225,000		\$ 225,000
Resort Fee	\$ 675,000		\$ 675,000
Cancellations	\$ 20,000		\$ 20,000
Interest Income	\$ 15,000		\$ 15,000
Total Revenue	#####	\$ 1,465,200	\$ 8,600,200

\$ 3,720,000	Owner Revenue Share Gross
\$ 192,200	Credit Card Fees
\$ 198,000	Travel Websites
\$ 74,400	FF&E
\$ 3,255,400	Owner Revenue Share Net

EXPENSES

	Hotel	Condo	
OWNER EXPENSES			
Rental Revenue Share	\$ 3,255,400		
Reserve Fund Contribution	\$ 185,000	\$ 225,000	\$ 410,000
FF&E	\$ -	\$ 74,000	\$ 74,000
	#####	\$ 299,000	\$ 3,739,400
PERSONNEL			
Payroll	\$ 2,000,000	\$ 500,000	\$ 2,500,000
	#####		
TRAVEL WEBSITE FEES			
Booking.com	\$ 95,000		
Expedia	\$ 65,000		
Travel Tripper	\$ 38,000		
Total	\$ 198,000	0	\$ 198,000
CREDIT CARD FEES			
	\$ 192,200	0	\$ 192,200
UTILITIES			
Spectrum T.V.	\$ 21,800	\$ 87,000	
WE Energies	\$ 25,000	\$ 25,000	
Lake Geneva Utility Commission	\$ 55,000	\$ 14,000	
Alliant Energy	\$ 21,000	\$ 71,000	
Total	\$ 122,800	\$ 197,000	\$ 319,800
POOL			
PoolBlu	\$ -	\$ 74,500	
ACA Music & Entertainment	\$ 2,640	\$ 600	
George May	\$ 4,800		
Total	\$ 7,440	\$ 75,100	\$ 82,540
TAX OBLIGATIONS			
Lake Geneva Hotel Tax	\$ 375,000		
WI Dept of Revenue	\$ 300,000		
	#####		
Total	\$ 675,000	\$ -	\$ 675,000
INSURANCE			
Property Insurance	\$ -	\$ 140,000	
Executive Liability		\$ 55,000	
General Liability	\$ 35,000		
Worker's Compensation	\$ 27,000	\$ 9,500	
Umbrella	\$ 9,000	\$ 9,000	
Total	\$ 71,000	\$ 213,500	\$ 284,500
INFORMATION TECHNOLOGY			
Midwest IT Solutions	\$ 70,000		
Agility Voice	\$ 25,000		
	#####		
Total	\$ 95,000	\$ -	\$ 95,000
CONTRACT SERVICES & MAINTENANCE SUPPLIES			
GFL Everglades Holdings LLC	\$ 18,000	\$ 2,000	
Johnson Controls		\$ 60,000	
CINTAS	\$ 35,000		
Southern Lakes Plumbing		\$ 25,000	
Schindler Elevator Corp.		\$ 15,000	
Pest Control	\$ 3,500	\$ 8,000	
Guthrie & Fry Water Conditioning LLC		\$ 6,700	
Home Depot	\$ 12,000		
Room Service Amenities	\$ 20,000	\$ 10,000	
HD Supply Facilities Maintenance Ltd		\$ 15,000	
Laundry Equipment Replacement	\$ 10,000		
Mickey's Linen & Towel Supply		\$ 2,900	
Quore, LLC	\$ 4,000		
	#####		
Total	\$ 100,500	\$ 144,600	\$ 245,100
FOOD, LIQUOR & SODA			
Soda Sales (Pepsi, etc.)	\$ 20,000		
Gordon Food Service	\$ 45,000		
Badger Liquor Co	\$ 18,000		
Easy Ice	\$ 15,000		
Beechwood Sales	\$ 10,000		
C.J.W., Inc.	\$ 3,500		
Culligan Water	\$ 6,000	690	
Home Depot			
American Hospitality Supply Co.	\$ 11,000		
	#####		
Total	\$ 128,500	\$ 690	\$ 129,190
ADMINISTRATIVE			
Legal		\$ 5,000	
Accounting		\$ 10,000	
Bank		\$ 7,000	
ODP Office Solutions		\$ 3,000	
Copies & Prints Plus	\$ 6,000		
Impact Acquisitions	\$ 7,700		
Mac's Technologies		\$ 2,000	
Bank Service Charge		\$ 4,000	
Zucchini North America (Lodgical)	\$ 9,000		
	#####		
Total	\$ 22,700	\$ 31,000	\$ 53,700
MARKETING			
Tambourine	\$ 37,000		
VallPack of Southeast Wisconsin	\$ 14,000		
Wisconsin Hotel & Lodging Association	\$ 4,000		
Other Advertising	\$ 15,000		
	#####		
Total	\$ 70,000	\$ -	\$ 70,000
SUPPLIES, EQUIPMENT & STORAGE			
MAC's Moving & Storage		\$ 4,000	
American Solutions for Business	\$ 11,000	\$ 11,000	\$ 4,000
Total Expenses	#####	\$ 1,464,890	\$ 8,599,430
Net Positive / (Negative) Cash Flow	\$ 460	\$ 310	\$ 770