

**COVE CONDOMINIUM ASSOCIATION, INC.
2026 BUDGET**

REVENUE

	Hotel	Condo	Total
Assessments		\$ 1,465,200	\$ 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	Total
OWNER EXPENSES			
Rental Revenue Share	\$3,255,400		\$ 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
	#####	\$ 500,000	\$ 2,500,000
TRAVEL WEBSITE FEES			
Booking.com	\$ 95,000		\$ 95,000
Expedia	\$ 65,000		\$ 65,000
Travel Tripper	\$ 38,000		\$ 38,000
Total	\$ 198,000	0 \$ -	\$ 198,000
CREDIT CARD FEES	\$ 192,200	0 \$ -	\$ 192,200
UTILITIES			
Spectrum T.V.	\$ 21,800	\$ 87,000	\$ 108,800
WE Energies	\$ 25,000	\$ 25,000	\$ 50,000
Lake Geneva Utility Commission	\$ 55,000	\$ 14,000	\$ 69,000
Alliant Energy	\$ 21,000	\$ 71,000	\$ 92,000
Total	\$ 122,800	\$ 197,000	\$ 319,800
POOL			
PoolBlu	\$ -	\$ 74,500	\$ 74,500
ACA Music & Entertainment	\$ 2,640	\$ 600	\$ 3,240
George May	\$ 4,800		\$ 4,800
Total	\$ 7,440	\$ 75,100	\$ 82,540
TAX OBLIGATIONS			
Lake Geneva Hotel Tax	\$ 375,000		\$ 375,000
WI Dept of Revenue	\$ 300,000		\$ 300,000
Total	\$ 675,000	\$ -	\$ 675,000
INSURANCE			
Property Insurance	\$ -	\$ 140,000	\$ 140,000
Executive Liability		\$ 55,000	\$ 55,000
General Liability	\$ 35,000		\$ 35,000
Worker's Compensation	\$ 27,000	\$ 9,500	\$ 36,500
Umbrella	\$ 9,000	\$ 9,000	\$ 18,000
Total	\$ 71,000	\$ 213,500	\$ 284,500
INFORMATION TECHNOLOGY			
Midwest IT Solutions	\$ 70,000		\$ 70,000
Agility Voice	\$ 25,000		\$ 25,000
	\$ 95,000	\$ -	\$ 95,000
CONTRACT SERVICES & MAINTENANCE SUPPLIES			
GFL Everglades Holdings LLC	\$ 18,000	\$ 2,000	\$ 20,000
Johnson Controls		\$ 60,000	\$ 60,000
CINTAS	\$ 33,000		\$ 33,000
Southern Lakes Plumbing		\$ 25,000	\$ 25,000
Schindler Elevator Corp.		\$ 15,000	\$ 15,000
Pest Control	\$ 3,500	\$ 8,000	\$ 11,500
Guthrie & Fry Water Conditioning LLC		\$ 6,700	\$ 6,700
Home Depot	\$ 12,000	\$ 10,000	\$ 22,000
Room Service Amenities	\$ 20,000		\$ 20,000
HD Supply Facilities Maintenance Ltd		\$ 15,000	\$ 15,000
Laundry Equipment Replacement	\$ 10,000		\$ 10,000
Mickey's Linen & Towel Supply		\$ 2,900	\$ 2,900
Quore, LLC	\$ 4,000		\$ 4,000
	\$ 100,500	\$ 144,600	\$ 245,100
FOOD, LIQUOR & SODA			
Soda Sales (Pepsi, etc.)	\$ 20,000		\$ 20,000
Gordon Food Service	\$ 45,000		\$ 45,000
Badger Liquor Co	\$ 18,000		\$ 18,000
Easy Ice	\$ 15,000		\$ 15,000
Beechwood Sales	\$ 10,000		\$ 10,000
C.J.W., Inc.	\$ 3,500		\$ 3,500
Culligan Water	\$ 6,000	690	\$ 6,690
Home Depot			
American Hospitality Supply Co.	\$ 11,000		\$ 11,000
	\$ 128,500	\$ 690	\$ 129,190
ADMINISTRATIVE			
Legal		\$ 5,000	\$ 5,000
Accounting		\$ 10,000	\$ 10,000
Bank		\$ 7,000	\$ 7,000
ODP Office Solutions		\$ 3,000	\$ 3,000
Copies & Prints Plus	\$ 6,000		\$ 6,000
Impact Acquisitions	\$ 7,700		\$ 7,700
Macro Technologies		\$ 2,000	\$ 2,000
Bank Service Charge		\$ 4,000	\$ 4,000
Zucchetti North America (Logdical)	\$ 9,000		\$ 9,000
	\$ 22,700	\$ 31,000	\$ 53,700
MARKETING			
Tambourine	\$ 37,000		\$ 37,000
VallPack of Southeast Wisconsin	\$ 14,000		\$ 14,000
Wisconsin Hotel & Lodging Associatic	\$ 4,000		\$ 4,000
Other Advertising	\$ 15,000		\$ 15,000
	\$ 70,000	\$ -	\$ 70,000
SUPPLIES, EQUIPMENT & STORAGE			
MAC's Moving & Storage		\$ 4,000	\$ 4,000
American Solutions for Business	\$ 11,000		\$ 11,000
	\$ 11,000	\$ 4,000	\$ 15,000
Total Expenses	#####	\$ 1,464,890	\$ 8,599,430
Net Positive / (Negative) Cash Flow	\$ 460	\$ 310	\$ 770