

COVE CONDOMINIUM ASSOCIATION, INC.
2026 BUDGET

REVENUE

	Hotel	Condo	Total
		\$ 1,465,200	
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	\$7,135,000	\$ 1,465,200	\$ 8,600,200

EXPENSES

	Hotel	Condo	
OWNER EXPENSES			
Rental Revenue Share	\$ 3,255,400		
Reserve Fund Contribution	\$ 115,000	\$ 225,000	\$ 340,000
FF&E	\$ -	\$ 74,000	\$ 74,000
	\$3,370,400	\$ 299,000	\$ 3,669,400
PERSONNEL			
Payroll	\$ 2,000,000	\$ 500,000	
	\$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		
	\$ 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		
	\$ 95,000	\$ -	\$ 95,000
CONTRACT SERVICES & MAINTENANCE SUPPLIES			
GFL Everglades Holdings LLC	\$ 18,000	\$ 2,000	
Johnson Controls		\$ 60,000	
CINTAS	\$ 33,000		
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		\$ 10,000	
	Room Service Amenities	\$ 20,000			
	HD Supply Facilities Maintenance Ltd			\$ 15,000	
	Laundry Equipment Replacement	\$ 10,000			
	Mickey's Linen & Towel Supply			\$ 2,900	
	Quore, LLC	<u>\$ 4,000</u>			
		\$ 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.	<u>\$ 11,000</u>			
		\$ 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			
	Macro Technologies		\$ 2,000		
	Bank Service Charge		\$ 4,000		
	Zucchetti North America (Lodgical)	<u>\$ 9,000</u>			
		\$ 22,700		\$ 31,000	\$ 53,700
MARKETING					
	Tambourine	\$ 37,000			
	ValPack of Southeast Wisconsin	\$ 14,000			
	Wisconsin Hotel & Lodging Associatic	\$ 4,000			
	Other Advertising	<u>\$ 15,000</u>			
		\$ 70,000		\$ -	\$ 70,000
SUPPLIES, EQUIPMENT & STORAGE					
	MAC's Moving & Storage		\$ 4,000		
	American Solutions for Business	<u>\$ 11,000</u>			
		\$ 11,000		\$ 4,000	\$ 15,000
	Total Expenses	<u>\$7,064,540</u>		<u>\$ 1,464,890</u>	<u>\$ 8,529,430</u>
	Net Positive / (Negative) Cash Flow	<u>\$ 70,460</u>		<u>\$ 310</u>	<u>\$ 70,770</u>