



DELTA COVES MAINTENANCE CORPORATION

2026 Budget At-A-Glance





Delta Coves Maintenance Corporation 2026 Budget

FEES	
Delta Coves Residential Assessments	\$ 499
REVENUE	
Homeowner Assessments	\$ 1,712,568
Builder Assessments	\$ 101,796
Developer Assessments	\$ 371,256
Developer Subsidy	\$ 496,466
Other Revenue	\$ 36,383
NET REVENUE	\$ 2,718,469
OPERATING EXPENSES	
Administrative	\$ 801,098
Facility Maintenance	\$ 490,309
Communications	\$ 10,837
Community Engagement	\$ 101,545
Landscaping	\$ 544,881
Utilities	\$ 556,778
NET OPERATING EXPENSES	\$ 2,505,448
Reserve Contribution	\$ 213,021
TOTAL SURPLUS (DEFICIT)	\$ 0
ISLAND CAMP NOTE PAYABLE	-
TOTAL SURPLUS (DEFICIT)	\$ 0



Delta Coves Special Benefit Area 2026 Budget

FEES	
Delta Coves Special Benefit Area - Assessments	\$ 191
REVENUE	
Association Dues	\$ 55,147
Builder Assessment	\$ 13,787
Other Revenue	\$ 230
Subsidy	\$ 96,547
NET REVENUE	\$ 165,711
OPERATING EXPENSES	
Administrative	\$ 42,764
Utilities	\$ 15,549
Landscaping	\$ 28,670
Community Engagement	\$ -
Facility Maintenance	\$ 78,728
Communications	\$ -
NET OPERATING EXPENSES	\$ 165,711
TOTAL SURPLUS (DEFICIT)	\$ (0)



DELTA COVES MAINTENANCE CORPORATION

2026 Expanded Budget Summary



Delta Coves Maintenance Corporation 2026 Budget

FFES		
Delta Coves Residential Assessments	\$	499
SSA Assessments	\$	199

REVENUE

Association Dues	\$	1,712,568
Developer Assessments - SDC	\$	371,256
Assessment Subsidy - Base	\$	496,466
Assessment Subsidy - SBA	\$	96,547
Builder Assessments - Base	\$	101,796
Builder Assessments - SBA	\$	13,787
Special Service Area	\$	55,147
Fines	\$	4,281
Collection fee	\$	2,700
Late Fees	\$	3,202
Facilities Rental	\$	20,000
Card Access Sales	\$	480
Design Review Application	\$	5,600
Beacon's SBA - Water	\$	60
Bank Interest	\$	7,320
Beacon's SBA - Electric	\$	170
Reserve Funds Used	\$	105,068

NET REVENUE	\$	2,996,448
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EXPENSES

ADMINISTRATIVE

Accounting Fee	\$	10,229
Bank Charges	\$	240
Computer - Contract Services	\$	3,000
Corporate Taxes	\$	800
Coupons & Statements	\$	2,139
Governance Printing	\$	700
Insurance	\$	164,452
Legal Fees - General Counsel	\$	35,000
Legal Fees - Lien & Collection Costs	\$	3,288
Management Fees - Staffing	\$	534,145
Management Fees-Tech	\$	3,000
Management Fees-Door	\$	10,605
Mgmt Fee-Ambassador	\$	14,280
Management Collection Fees	\$	4,380
Meetings	\$	300
Mileage Reimbursement	\$	3,600
Office Equipment Rental	\$	2,984

Office Supplies	\$	2,040
Permits & Licenses	\$	7,100
Postage	\$	300
Professional Fees	\$	32,000
Property Tax/ Sales Tax	\$	800
Telephone	\$	6,880
Uniforms & Clothing	\$	1,600
ADMINISTRATIVE TOTAL	\$	843,862

AMENITY MAINTENANCE

Amenities	\$	46,578
Gate Repair & Maintenance	\$	17,536
Facility Internet	\$	10,200
Site Signage	\$	500
Lighting/Electric/Street Lights	\$	17,000
Street Sweeping	\$	22,200
Wall & Fence	\$	1,000
Building Maint - Repairs & Supplies	\$	26,820
Exercise Equip-Purch, Maint, Rprs	\$	3,500
Facility Security Access System	\$	28,553
Fire & Safety	\$	8,490
Flag Maintenance	\$	3,000
HVAC Service	\$	3,504
Janitorial	\$	60,162
Lighting & Electrical	\$	2,000
Pest Control	\$	77,525
Plumbing	\$	850
Pool Maintenance	\$	38,696
Pool Repairs	\$	3,000
Pool Supplies	\$	17,500
Site Vehicle	\$	100
Lagoon Maintenance	\$	65,300
Storm Water Management	\$	1,000
Marina - Dock Maintenance	\$	81,828
Waste Services	\$	23,375
Window Cleaning	\$	8,820
AMENITY MAINTENANCE TOTAL	\$	569,037

COMMUNICATIONS

Digital Tools & Support	\$	8,637
Communications Tools & Development	\$	2,200
COMMUNICATIONS TOTAL	\$	10,837

COMMUNITY ENGAGEMENT

Swag Shop Expense	\$	200
Community Support	\$	800
Community Wide Programs	\$	26,795
CWP Season Opener	\$	29,000
CWP Season Closer	\$	30,000
Holiday Decorations	\$	13,500
Supplies	\$	350
Welcome Program	\$	600
Community Education	\$	300
COMMUNITY ENGAGEMENT TOTAL	\$	101,545

LANDSCAPING

Annual Flowers & Ground Cover	\$	6,400
Irrigation System	\$	59,166
Tree Maintenance	\$	32,281
Landscape Maintenance	\$	471,704
Tree Removal & Replacement	\$	4,000
LANDSCAPING TOTAL	\$	573,551

OTHER EXPENSES

Reserve Contribution	\$	213,021
Capital Improvement	\$	112,268
OTHER EXPENSES TOTAL	\$	325,289

UTILITIES

Electric	\$	115,230
Gas - Parks & Amenities	\$	60,438
Water & Sewer	\$	396,659
UTILITIES TOTAL	\$	572,327

NET EXPENSES**\$ 2,996,448**

TOTAL SURPLUS (DEFICIT)

\$ 0

CASH OUTFLOWS FROM FINANCING

ISLAND CAMP NOTE PAYABLE

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TOTAL SURPLUS (DEFICIT)

\$ 0