

THE HARBOURS ~ ANNUAL BUDGET 2022

38 UNITS

Acct #	ACCOUNT NAME	2021 BUDGET \$295.00	2022 BUDGET \$325.00
INCOME:			
40000	ASSOCIATION DUES	134,520.00	148,200.00
40005	ADDITIONAL ASSESSMENT	0.00	15,960.00
40076	BOAT DOCK FEES	0.00	300.00
TOTAL INCOME:		134,520.00	164,460.00

EXPENSES:
ADMINISTRATION EXPENSES

50110	COPIES	600.00	650.00
50120	POSTAGE	250.00	250.00
50145	LEGAL FEES - OTHER	300.00	500.00
50160	AUDIT/TAX RETURN	900.00	900.00
50200	MANAGEMENT FEES	10,710.00	11,245.00
50240	MISC ADMIN	700.00	700.00
50245	WEBSITE	420.00	420.00
TOTAL ADMIN EXPENSES		13,880.00	14,665.00

UTILITY EXPENSE

60010	ELECTRICITY	1,000.00	800.00
60025	WATER/SEWER	23,000.00	23,000.00
TOTAL UTILITY EXPENSE		24,000.00	23,800.00

INSURANCE & LOAN

50535	WORKERS COMPENSATION	550.00	550.00
50555	D & O INSURANCE	1,700.00	1,785.00
50560	PROPERTY & LIABILITY	10,265.00	11,089.00
TOTAL INSURANCE & LOAN		12,515.00	13,424.00

GROUNDS MAINTENANCE

63000	MISC GROUNDS EXPENSE	6,000.00	2,600.00
63100	LAWN MAINT CONTRACT	19,000.00	20,045.00
63110	LAWN FERT/WEED	2,360.00	2,360.00
63135	TREE TRIM, REMOVAL & REPLACEMENT	4,000.00	6,000.00
63145	MULCH	0.00	500.00
63150	WETLANDS MAINTENANCE	0.00	1,500.00
63400	IRRIGATION	1,650.00	2,000.00
63600	SNOW REMOVAL CONTRACT	11,760.00	11,760.00
63710	ASPHALT / PARKING LOT	2,000.00	12,800.00
63900	EXTERMINATION	2,800.00	3,000.00
63910	RUBBISH REMOVAL	9,628.00	8,000.00
TOTAL GROUNDS EXPENSE		59,198.00	70,565.00

BUILDING MAINT & REPAIR

65000	STRUCTURAL	3,000.00	2,000.00
65015	ELECTRICAL	500.00	500.00
65100	GUTTERS	3,000.00	3,500.00
65105	ROOF MAINT/REPAIRS	500.00	1,500.00
65110	PLUMBING	1,400.00	600.00
65150	BASEMENT & FOUNDATION	0.00	1,000.00
65200	PAINTING	500.00	500.00
TOTAL BUILD MAINT & RPR		8,900.00	9,600.00

RESERVE FUNDING

90000	REPLACEMENT RESERVE	16,027.00	16,446.00
90001	ROOF REPLACEMENT RESERVE	0.00	15,960.00
90140	RESERVE INTEREST	0.00	0.00
TOTAL RESERVE FUNDING		16,027.00	32,406.00

TOTAL BUDGETED EXPENSE	134,520.00	164,460.00
NET INCOME/LOSS	0.00	0.00