

**THE HARBOURS ~ ANNUAL BUDGET 2023**

**38 UNITS**

	ACCOUNT NAME	2022 BUDGET	2023 BUDGET
<b>Acct #</b>	<b>INCOME:</b>		
40000	ASSOCIATION DUES	148,200.00	148,200.00
40005	ADDITIONAL ASSESSMENT	15,960.00	15,960.00
40076	KAYAK FEES	300.00	300.00
	<b>TOTAL INCOME:</b>	<b>164,460.00</b>	<b>164,460.00</b>
	<b>EXPENSES:</b>		
	<b>ADMINISTRATION EXPENSES</b>		
50110	COPIES	650.00	650.00
50120	POSTAGE	250.00	175.00
50145	LEGAL FEES - OTHER	500.00	0.00
50160	AUDIT/TAX RETURN	900.00	1,000.00
50200	MANAGEMENT FEES	11,245.00	11,807.00
50240	MISC ADMIN	700.00	700.00
50245	WEBSITE	420.00	420.00
	<b>TOTAL ADMIN EXPENSES</b>	<b>14,665.00</b>	<b>14,752.00</b>
	<b>UTILITY EXPENSE</b>		
60010	ELECTRICITY	800.00	600.00
60025	WATER/SEWER	23,000.00	23,000.00
	<b>TOTAL UTILITY EXPENSE</b>	<b>23,800.00</b>	<b>23,600.00</b>
	<b>INSURANCE &amp; LOAN</b>		
50535	WORKERS COMPENSATION	550.00	550.00
50550	UMBRELLA INSURANCE	0.00	995.00
50555	D & O INSURANCE	1,785.00	1,989.00
50560	PROPERTY & LIABILITY	11,089.00	11,500.00
	<b>TOTAL INSURANCE &amp; LOAN</b>	<b>13,424.00</b>	<b>15,034.00</b>
	<b>GROUNDS MAINTENANCE</b>		
63000	MISC GROUNDS EXPENSE	2,600.00	3,411.00
63100	LAWN MAINT CONTRACT	20,045.00	20,143.00
63110	LAWN FERT/WEED	2,360.00	2,480.00
63135	TREE TRIM, REMOVAL & REPLACEMENT	6,000.00	4,000.00
63145	MULCH	500.00	0.00
63150	WETLANDS MAINTENANCE	1,500.00	500.00
63400	IRRIGATION	2,000.00	2,000.00
63600	SNOW REMOVAL CONTRACT	11,760.00	11,760.00
63710	ASPHALT / PARKING LOT	12,800.00	17,000.00
63900	EXTERMINATION	3,000.00	3,000.00
63910	RUBBISH REMOVAL	8,000.00	8,000.00
	<b>TOTAL GROUNDS EXPENSE</b>	<b>70,565.00</b>	<b>72,294.00</b>
	<b>BUILDING MAINT &amp; REPAIR</b>		
65000	STRUCTURAL	2,000.00	2,500.00
65015	ELECTRICAL	500.00	0.00
65100	GUTTERS	3,500.00	1,500.00
65105	ROOF MAINT/REPAIRS	1,500.00	2,500.00
65110	PLUMBING	600.00	1,000.00
65150	BASEMENT & FOUNDATION	1,000.00	0.00
65200	PAINTING	500.00	500.00
	<b>TOTAL BUILD MAINT &amp; RPR</b>	<b>9,600.00</b>	<b>8,000.00</b>
	<b>RESERVE FUNDING</b>		
90000	REPLACEMENT RESERVE	16,446.00	14,820.00
90001	ROOF REPLACEMENT RESERVE	15,960.00	15,960.00
90140	RESERVE INTEREST	0.00	0.00
	<b>TOTAL RESERVE FUNDING</b>	<b>32,406.00</b>	<b>30,780.00</b>
	<b>TOTAL BUDGETED EXPENSE</b>	<b>164,460.00</b>	<b>164,460.00</b>
	<b>NET INCOME/LOSS</b>	<b>0.00</b>	<b>0.00</b>