

**THE HARBOURS - ANNUAL BUDGET 2024  
38 UNITS**

ACCOUNT NAME		2023 BUDGET	2024 BUDGET
			<b>335.00</b>
<b>Acct #</b>	<b>INCOME:</b>		
40000	ASSOCIATION DUES	148,200.00	152,760.00
40005	ADDITIONAL ASSESSMENT	15,960.00	0.00
40076	KAYAK FEES	300.00	300.00
	<b>TOTAL INCOME:</b>	<b>164,460.00</b>	<b>153,060.00</b>
<b>EXPENSES:</b>			
<b>ADMINISTRATION EXPENSES</b>			
50110	COPIES	650.00	642.00
50120	POSTAGE	225.00	225.00
50145	LEGAL FEES - OTHER	0.00	200.00
50160	AUDIT/TAX RETURN	1,000.00	1,050.00
50200	MANAGEMENT FEES	11,807.00	12,398.28
50205	OTHER PROFESSIONAL	0.00	0.00
50240	MISC ADMIN	700.00	600.00
50245	WEBSITE	420.00	420.00
	<b>TOTAL ADMIN EXPENSES</b>	<b>14,802.00</b>	<b>15,535.28</b>
<b>UTILITY EXPENSE</b>			
60010	ELECTRICITY	600.00	625.00
60025	WATER/SEWER	23,000.00	23,500.00
	<b>TOTAL UTILITY EXPENSE</b>	<b>23,600.00</b>	<b>24,125.00</b>
<b>INSURANCE &amp; LOAN</b>			
50535	WORKERS COMPENSATION	550.00	550.00
50550	UMBRELLA INSURANCE	995.00	1,500.00
50555	D & O INSURANCE	1,989.00	2,200.00
50560	PROPERTY & LIABILITY	11,500.00	12,350.00
	<b>TOTAL INSURANCE &amp; LOAN</b>	<b>15,034.00</b>	<b>16,600.00</b>
<b>GROUNDS MAINTENANCE</b>			
63000	MISC GROUNDS EXPENSE	3,411.00	4,500.00
63100	LAWN MAINT CONTRACT	20,143.00	22,064.00
63110	LAWN FERT/WEED	2,480.00	2,600.00
63135	TREE TRIM, REMOVAL &	4,000.00	4,300.00
63145	MULCH	0.00	400.00
63150	WETLANDS MAINTENANCE	500.00	500.00
63400	IRRIGATION	2,000.00	2,500.00
63600	SNOW REMOVAL CONTRACT	11,760.00	11,760.00
63710	ASPHALT / PARKING LOT	17,000.00	14,000.00
63900	EXTERMINATION	3,000.00	3,500.00
63910	RUBBISH REMOVAL	8,000.00	8,500.00
	<b>TOTAL GROUNDS EXPENSE</b>	<b>72,294.00</b>	<b>74,624.00</b>
<b>BUILDING MAINT &amp; REPAIR</b>			
65000	STRUCTURAL	2,500.00	2,500.00
65015	ELECTRICAL	0.00	300.00
65100	GUTTERS	1,500.00	2,500.00
65105	ROOF MAINT/REPAIRS	2,500.00	0.00
65110	PLUMBING	1,000.00	600.00
65150	BASEMENT & FOUNDATION	0.00	1,000.00
	<b>TOTAL BUILD MAINT &amp; RPR</b>	<b>7,500.00</b>	<b>6,900.00</b>
<b>RESERVE FUNDING</b>			
90000	REPLACEMENT RESERVE	14,820.00	15,275.72
90001	ROOF REPLACEMENT RESERVE	15,960.00	0.00
90140	RESERVE INTEREST	0.00	0.00
	<b>TOTAL RESERVE FUNDING</b>	<b>30,780.00</b>	<b>15,275.72</b>
	<b>TOTAL BUDGETED EXPENSE</b>	<b>164,010.00</b>	<b>153,060.00</b>
	<b>NET INCOME/LOSS</b>		<b>0.00</b>