

THE HARBOURS ~ ANNUAL BUDGET 2025 - 38 UNITS			
Acct #	ACCOUNT NAME	2024 BUDGET	2025 BUDGET
	INCOME:	\$335.00	\$365.00
40000	ASSOCIATION DUES	152,760.00	166,440.00
40076	KAYAK FEES	300.00	150.00
	TOTAL INCOME:	153,060.00	166,590.00
EXPENSES:			
ADMINISTRATION EXPENSES			
50110	COPIES	642.00	700.00
50120	POSTAGE	225.00	250.00
50140	LEGAL FEES	0.00	200.00
50145	LEGAL FEES - OTHER	200.00	500.00
50160	AUDIT/TAX RETURN	1,050.00	1,100.00
50200	MANAGEMENT FEES	12,398.28	13,018.20
50240	MISC ADMIN	600.00	700.00
50245	WEBSITE	420.00	420.00
	TOTAL ADMIN EXPENSES	15,535.28	16,888.20
UTILITY EXPENSE			
60010	ELECTRICITY	625.00	700.00
60025	WATER/SEWER	23,500.00	23,500.00
	TOTAL UTILITY EXPENSE	24,125.00	24,200.00
INSURANCE & LOAN			
50535	WORKERS COMPENSATION	550.00	550.00
50550	UMBRELLA INSURANCE	1,500.00	0.00
50555	D & O INSURANCE	2,200.00	3,000.00
50560	PROPERTY & LIABILITY	12,350.00	19,000.00
	TOTAL INSURANCE & LOAN	16,600.00	22,550.00
GROUNDS MAINTENANCE			
63000	MISC GROUNDS EXPENSE	4,500.00	3,500.00
63100	LAWN MAINT CONTRACT	22,064.00	23,500.00
63110	LAWN FERT/WEED	2,600.00	2,700.00
63135	TREE TRIM, REMOVAL & REPLACEMENT	4,300.00	2,300.00
63145	MULCH	400.00	0.00
63150	WETLANDS MAINTENANCE	500.00	0.00
63400	IRRIGATION	2,500.00	2,600.00
63600	SNOW REMOVAL CONTRACT	11,760.00	11,760.00
63710	ASPHALT / PARKING LOT	14,000.00	14,000.00
63900	EXTERMINATION	3,500.00	3,500.00
63910	RUBBISH REMOVAL	8,500.00	9,500.00
	TOTAL GROUNDS EXPENSE	74,624.00	73,360.00
BUILDING MAINT & REPAIR			
65000	STRUCTURAL	2,500.00	2,700.00
65015	ELECTRICAL	300.00	300.00
65100	GUTTERS	2,500.00	5,977.80
65110	PLUMBING	600.00	700.00
65150	BASEMENT & FOUNDATION	1,000.00	1,000.00
	TOTAL BUILD MAINT & RPR	6,900.00	10,677.80
RESERVE FUNDING			
90000	REPLACEMENT RESERVE	15,275.72	18,914.00
	TOTAL RESERVE FUNDING	15,275.72	18,914.00
	TOTAL BUDGETED EXPENSE	153,060.00	166,590.00
	NET INCOME/LOSS	0.00	0.00