

THE HARBOURS ~ ANNUAL BUDGET 2026

38 UNITS

ACCOUNT NAME		2025 BUDGET	2026 BUDGET
Acct #	INCOME:	\$365.00	\$390.00
40000	ASSOCIATION DUES	166,440.00	177,840.00
40006	Additional Assessment - Loan	0.00	23,190.72
40076	KAYAK FEES	150.00	0.00
TOTAL INCOME:		166,590.00	201,030.72
EXPENSES:			
ADMINISTRATION EXPENSES			
50050	BANK LOAN	0.00	21,441.34
50110	COPIES	700.00	700.00
50120	POSTAGE	250.00	275.00
50140	LEGAL FEES	200.00	0.00
50145	LEGAL FEES - OTHER	500.00	1,500.00
50160	AUDIT/TAX RETURN	1,100.00	1,100.00
50200	MANAGEMENT FEES	13,018.20	13,669.08
50201	ASSESSMENT SERVICE FEE	0.00	380.00
50240	MISC ADMIN	700.00	1,000.00
50245	WEBSITE	420.00	420.00
59000	LOAN INTEREST	0.00	0.00
TOTAL ADMIN EXPENSES		16,888.20	40,485.42
UTILITY EXPENSE			
60010	ELECTRICITY	700.00	1,000.00
60025	WATER/SEWER	23,500.00	24,000.00
TOTAL UTILITY EXPENSE		24,200.00	25,000.00
INSURANCE & LOAN			
50535	WORKERS COMPENSATION	550.00	550.00
50555	D & O INSURANCE	3,000.00	2,769.00
50560	PROPERTY & LIABILITY	19,000.00	20,606.00
TOTAL INSURANCE & LOAN		22,550.00	23,925.00
GROUNDS MAINTENANCE			
63000	MISC GROUNDS EXPENSE	3,500.00	5,000.00
63100	LAWN MAINT CONTRACT	23,500.00	25,000.00
63110	LAWN FERT/WEED	2,700.00	2,951.30
63130	TREE PRUNING		3,300.00
63135	TREE TRIM, REMOVAL &	2,300.00	4,000.00
63145	MULCH	0.00	500.00
63400	IRRIGATION	2,600.00	2,800.00
63600	SNOW REMOVAL CONTRACT	11,760.00	12,360.00
63710	ASPHALT / PARKING LOT	14,000.00	19,025.00
63900	EXTERMINATION	3,500.00	3,500.00
63910	RUBBISH REMOVAL	9,500.00	9,500.00
TOTAL GROUNDS EXPENSE		73,360.00	87,936.30
BUILDING MAINT & REPAIR			
65000	STRUCTURAL	2,700.00	2,700.00
65015	ELECTRICAL	300.00	500.00
65100	GUTTERS	5,977.80	2,000.00
65110	PLUMBING	700.00	700.00
65150	BASEMENT & FOUNDATION	1,000.00	0.00
TOTAL BUILD MAINT & RPR		10,677.80	5,900.00
RESERVE EXPENSE			
80000	ROOF REPLACEMENT	0.00	0.00
TOTAL RESERVE EXPENSE		0.00	0.00
RESERVE FUNDING			
90000	REPLACEMENT RESERVE	18,914.00	17,784.00
90001	ROOF REPLACEMENT RESERVE	0.00	0.00
90140	RESERVE INTEREST	0.00	
TOTAL RESERVE FUNDING		18,914.00	17,784.00
TOTAL BUDGETED EXPENSE		166,590.00	201,030.72
NET INCOME/LOSS		0.00	0.00