

**THE HARBOURS ~ ANNUAL BUDGET 2019**

**38 UNITS**

| ACCOUNT NAME                | 2018 BUDGET         | 2019 BUDGET       |
|-----------------------------|---------------------|-------------------|
| <b>Acct # INCOME:</b>       |                     |                   |
| 40000 ASSOCIATION DUES      | 125,400.00          | 125,400.00        |
| 40005 ADDITIONAL ASSESSMENT | 11,400.00           | 11,400.00         |
| 40050 LATE FEES             | 600.00              |                   |
|                             | LEGAL REIMBURSEMENT | 300.00            |
| <b>TOTAL INCOME:</b>        | <b>137,700.00</b>   | <b>136,800.00</b> |

**EXPENSES:**

**ADMINISTRATION EXPENSES**

|                             |                  |                  |
|-----------------------------|------------------|------------------|
| 50110 COPIES                | 230.00           | 200.00           |
| 50120 POSTAGE               | 100.00           | 100.00           |
| 50145 LEGAL FEES - OTHER    | 600.00           | 600.00           |
| 50160 AUDIT/TAX RETURN      | 800.00           | 800.00           |
| 50200 MANAGEMENT FEES       | 13,031.00        | 10,200.00        |
| 50205 OTHER PROFESSIONAL    | 500.00           |                  |
| 50240 MISC ADMIN            | 1,520.00         | 1,010.00         |
| <b>TOTAL ADMIN EXPENSES</b> | <b>16,781.00</b> | <b>12,910.00</b> |

**UTILITY EXPENSE**

|                              |                  |                  |
|------------------------------|------------------|------------------|
| 60010 ELECTRICITY            | 550.00           | 550.00           |
| 60025 WATER/SEWER            | 20,600.00        | 21,321.00        |
| <b>TOTAL UTILITY EXPENSE</b> | <b>21,150.00</b> | <b>21,871.00</b> |

**INSURANCE & LOAN**

|                                   |                  |                  |
|-----------------------------------|------------------|------------------|
| 50560 PROPERTY & LIABILITY        | 11,648.00        | 12,230.00        |
| <b>TOTAL INSURANCE &amp; LOAN</b> | <b>11,648.00</b> | <b>12,230.00</b> |

**GROUNDS MAINTENANCE**

|  |                  |                  |
|--|------------------|------------------|
| 63000 MISC GROUNDS EXPENSE             | 5,500.00         | 3,000.00         |
| 63100 LAWN MAINT CONTRACT              | 18,200.00        | 19,000.00        |
| 63110 LAWN FERT/WEED                   | 1,200.00         | 1,200.00         |
| 63135 TREE TRIM, REMOVAL & REPLACEMENT | 5,000.00         | 5,000.00         |
| 63400 IRRIGATION                       | 1,500.00         | 1,000.00         |
| 63600 SNOW REMOVAL CONTRACT            | 11,000.00        | 11,800.00        |
| 63900 EXTERMINATION                    | 1,300.00         | 2,200.00         |
| 63910 RUBBISH REMOVAL                  | 3,000.00         | 3,840.00         |
| <b>TOTAL GROUNDS EXPENSE</b>           | <b>46,700.00</b> | <b>47,040.00</b> |

**BUILDING MAINT & REPAIR**

|                                    |                  |                  |
|------------------------------------|------------------|------------------|
| 65000 STRUCTURAL                   | 15,581.00        | 12,000.00        |
| 65100 GUTTERS                      | 500.00           | 500.00           |
| 65105 ROOF MAINT/REPAIRS           | 500.00           | 800.00           |
| 65110 PLUMBING                     | 400.00           | 400.00           |
| 65200 PAINTING                     | 500.00           | 500.00           |
| <b>TOTAL BUILD MAINT &amp; RPR</b> | <b>17,481.00</b> | <b>14,200.00</b> |

**RESERVE FUNDING**

|                              |                  |                  |
|------------------------------|------------------|------------------|
| 90000 REPLACEMENT RESERVE    | 23,940.00        | 28,549.00        |
| 90140 RESERVE INTEREST       |                  |                  |
| <b>TOTAL RESERVE FUNDING</b> | <b>23,940.00</b> | <b>28,549.00</b> |

**TOTAL BUDGETED EXPENSE**

**NET INCOME/LOSS**

|            |            |
|------------|------------|
| 137,700.00 | 136,800.00 |
| 0.00       | 0.00       |