

**THE HARBOURS ~ ANNUAL BUDGET 2021**

**38 UNITS**

Acct #	ACCOUNT NAME	2020 BUDGET	2021 BUDGET
	<b>INCOME:</b>		<b>\$295.00</b>
40000	ASSOCIATION DUES	125,400.00	134,520.00
40005	ADDITIONAL ASSESSMENT	0.00	0.00
40076	BOAT DOCK FEES	2,400.00	0.00
45000	TRANSFER FROM RESERVES	0.00	0.00
	<b>TOTAL INCOME:</b>	<b>127,800.00</b>	<b>134,520.00</b>

**EXPENSES:**

**ADMINISTRATION EXPENSES**

50110	COPIES	650.00	600.00
50120	POSTAGE	350.00	250.00
50145	LEGAL FEES - OTHER	500.00	300.00
50160	AUDIT/TAX RETURN	900.00	900.00
50200	MANAGEMENT FEES	10,200.00	10,710.00
50240	MISC ADMIN	1,100.00	700.00
50245	WEBSITE	420.00	420.00
	<b>TOTAL ADMIN EXPENSES</b>	<b>14,120.00</b>	<b>13,880.00</b>

**UTILITY EXPENSE**

60010	ELECTRICITY	550.00	1,000.00
60025	WATER/SEWER	22,000.00	23,000.00
	<b>TOTAL UTILITY EXPENSE</b>	<b>22,550.00</b>	<b>24,000.00</b>

**INSURANCE & LOAN**

50535	WORKERS COMPENSATION	550.00	550.00
50555	D & O INSURANCE	1,690.00	1,700.00
50560	PROPERTY & LIABILITY	11,125.00	10,265.00
	<b>TOTAL INSURANCE &amp; LOAN</b>	<b>13,365.00</b>	<b>12,515.00</b>

**GROUNDS MAINTENANCE**

63000	MISC GROUNDS EXPENSE	6,000.00	6,000.00
63100	LAWN MAINT CONTRACT	19,000.00	19,000.00
63110	LAWN FERT/WEED	2,360.00	2,360.00
63135	TREE TRIM, REMOVAL & REPLACEMENT	4,600.00	4,000.00
63145	MULCH	1,000.00	0.00
63400	IRRIGATION	1,000.00	1,650.00
63600	SNOW REMOVAL CONTRACT	11,760.00	11,760.00
63710	ASPHALT / PARKING LOT	2,000.00	2,000.00
63900	EXTERMINATION	2,800.00	2,800.00
63910	RUBBISH REMOVAL	7,888.00	9,628.00
	<b>TOTAL GROUNDS EXPENSE</b>	<b>58,408.00</b>	<b>59,198.00</b>

**BUILDING MAINT & REPAIR**

65000	STRUCTURAL	3,085.00	3,000.00
65015	ELECTRICAL	500.00	500.00
65100	GUTTERS	700.00	3,000.00
65105	ROOF MAINT/REPAIRS	0.00	500.00
65110	PLUMBING	1,400.00	1,400.00
65200	PAINTING	500.00	500.00
	<b>TOTAL BUILD MAINT &amp; RPR</b>	<b>6,185.00</b>	<b>8,900.00</b>

**RESERVE FUNDING**

90000	REPLACEMENT RESERVE	13,172.00	16,027.00
90140	RESERVE INTEREST	0.00	0.00
	<b>TOTAL RESERVE FUNDING</b>	<b>13,172.00</b>	<b>16,027.00</b>

**TOTAL BUDGETED EXPENSE**

127,800.00      134,520.00

**NET INCOME/LOSS**

0.00      0.00