

**Harbour Point Homeowners Association  
2023 Proposed Budget Summary**

Oct 10, 2022		2022 BUDGET Jan - Dec 22	2023 BUDGET Jan - Dec 23	+/- TO 2022 BUDGET	2023 Proposed Monthly Unit Assessment
<b>Ordinary Income/Expenses</b>					
<b>Income</b>					
	Assessment Income	\$317,520	\$340,200	\$22,680	\$225
	Projected Prior Year Operating Surplus	\$60,000	\$54,000	(\$6,000)	
	Miscellaneous Income	\$600	\$1,000	\$400	
	Storage Yard Fee Income	\$4,500	\$4,500	\$0	
	Rental Income - Clubhouse	\$200	\$0	(\$200)	
	Interest on Operating Account	12	\$1,200	\$1,188	
	Late Fee Income	400	\$0	(\$400)	
	<b>Total Income</b>	<b>\$383,232</b>	<b>\$400,900</b>	<b>\$17,668</b>	
<b>Expenses</b>					
<b>General &amp; Administrative</b>					
	Accounting Services	\$1,500	\$0	(\$1,500)	
	Bank Charges/Coupons	\$675	\$600	(\$75)	
	Billing & Debt Collection	\$180	\$180	\$0	
	Corporate Filing Fees & Licenses	\$70	\$0	(\$70)	
	Insurance	\$11,000	\$14,400	\$3,400	
	Legal	\$4,979	\$5,000	\$21	
	Document Review	\$0	\$0	\$0	
	Collections	\$0	\$0	\$0	
	Violations	\$0	\$0	\$0	
	Management Fees	\$23,779	\$25,547	\$1,768	
	Maint. Reimbursements	\$0	\$0	\$0	
	Admin Asst Reimbursements	\$0	\$0	\$0	
	Office Expense	\$1,800	\$1,200	(\$600)	
	Payroll - Reimbursement	\$14,920	\$16,000	\$1,080	
	Postage	\$900	\$1,000	\$100	
	Projected Unanticipated Expenses	\$46,800	\$51,903	\$5,103	
	<b>Total General &amp; Administrative</b>	<b>\$106,603</b>	<b>\$115,830</b>	<b>\$9,227</b>	
<b>Grounds Maintenance</b>					
	Repairs & Maintenance - Bldg & Grounds	\$6,000	\$7,500	\$1,500	
	Plumbing Certification	\$0	\$250	\$250	
	Lawn Weed/Pest Control	\$16,800	\$11,000	(\$5,800)	
	Mowing Landscaping Contract	\$64,200	\$71,910	\$7,710	
	Sprinkler Monthly Inspection	\$0	\$0	\$0	
	Sprinkler Repair/Maint.	\$7,200	\$7,500	\$300	
	Streetlights	\$2,000	\$0	(\$2,000)	
	Tree Maint/Trimming	\$18,000	\$15,000	(\$3,000)	
	<b>Total Grounds Maintenance</b>	<b>\$114,200</b>	<b>\$113,160</b>	<b>(\$1,040)</b>	
	License & Permits	\$500	\$350	(\$150)	
	<b>Total License &amp; Permits</b>	<b>\$500</b>	<b>\$350</b>	<b>(\$150)</b>	
<b>Pool / Clubhouse</b>					
	Cleaning / Maint Supplies	\$1,020	\$4,200	\$3,180	
	Clubhouse - Miscellaneous	\$300	\$0	(\$300)	
	Clubhouse - Termite Bond / Pest Control	\$150	\$450	\$300	
	Clubhouse Pest Control	\$280	\$0	(\$280)	
	Re-Key Project	\$0	\$0	\$0	
	Pool Maint / Supplies / Permit	\$5,530	\$6,750	\$1,220	
	Pool Permit	\$260	\$0	(\$260)	
	Security System	\$200	\$0	(\$200)	
	<b>Total Pool / Clubhouse</b>	<b>\$7,740</b>	<b>\$11,400</b>	<b>\$3,660</b>	
<b>Utilities</b>					
	Cable	\$108,972	\$115,510	\$6,538	
	Electricity	\$10,800	\$11,500	\$700	
	Telephone / Internet	\$1,128	\$0	(\$1,128)	
	Water	\$3,000	\$3,150	\$150	
	<b>Total Utilities</b>	<b>\$123,900</b>	<b>\$130,160</b>	<b>\$6,260</b>	
	Reserve Account Funding	\$30,288	\$30,000	(\$288)	
	<b>Total Reserve Account Funding</b>	<b>\$30,288</b>	<b>\$30,000</b>	<b>(\$288)</b>	
	<b>Grand Total Expense</b>	<b>\$383,231</b>	<b>\$400,900</b>	<b>\$17,669</b>	
<b>Assessment Budget</b>					
	Less				
	Non Assesment Sources		\$60,700		
	Allocable Expenses		\$340,200		
	Units		126		
	Exp. Per Unit		\$2,700.00		
	Monthly		225.00		