

HARBOR POINTE CONDOMINIUM ASSOCIATION INC
 CONDOMINIUM APPROVED BUDGET
 YEAR ENDING DECEMBER 31, 2016

**Condo 2016
 Approved
 Budget**

210 Monthly Condo Assessment **\$ 470.00**

Condominium Income

Assessment Income Condo	1,184,400.00
Assessment Income:	<u>\$ 1,184,400.00</u>

Condominium Expenses

General / Administrative	
Management Fee - Condominium	18,522.00
Accounting / CPA	7,000.00
Income Tax / Service	-
Legal Expenses	4,500.00
Insurance - Condominium	114,250.00
Insurance - Flood Condominium	31,100.00
Insurance Appraisal	-
Engineer Study	5,000.00
Office Expense / Copies / Print	5,421.74
Postage Expenses	1,500.00
Office Expense / Onsite	3,833.42
Corporate Report	61.25
Fees payable to Division	840.00
Bad Debt - Condominium	2,000.00
Miscellaneous Expenses	2,000.00

Total General / Administrative **\$ 196,028.41**

Onsite Personnel	
On-Site Personnel	110,950.00
Maintenance / Cleaning Personnel	98,000.00
Gate Personnel	20,280.00

Total Onsite Personnel **\$ 229,230.00**

Grounds Maintenance	
Grounds Maintenance	37,601.24
Tree Trimming	8,000.00
Irrigation Repairs / Maintenance	3,500.00
Lake / Pond Maintenance	1,900.00
Miscellaneous Contracts	2,500.00

Total Grounds Maintenance **\$ 53,501.24**

Buildings - Repairs / Maintenance	
Buildings Repair / Maintenance	50,000.00
Pest Control - Condo	1,655.00
HVAC	5,000.00
Cleaning Supplies	3,000.00

Total Buildings - Repairs / Maintenance **\$ 59,655.00**

Elevators	
Elevator Maintenance	49,200.00
Elevator Permits	525.00
Elevator Repairs	3,000.00

Total Elevators **\$ 52,725.00**

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Access Control / Surveillance Cameras	
Gate Maintenance Contract	1,500.00
Gate Repairs	2,500.00
Building Entry Control/Camera	3,000.00
Total Access Control / Surveillance Cameras	\$ 7,000.00
Fire Safety / Security	
Fire Safety / Alarm Monitoring	3,000.00
Annual Fire Inspection	5,500.00
Fire Sprinkler Test / Inspect	6,400.00
Fire Equipment Inspection	265.00
Fire Alarm / Equipment Condo	15,000.00
Total Fire Safety / Security	\$ 30,165.00
Recreational	
Pool Maintenance	5,940.00
Pool Repairs	3,500.00
Pool Permits	575.00
Tennis Court Repair / Maintenance	1,000.00
Fitness Equipment Maintenance / Repair	1,650.00
Total Recreational	\$ 12,665.00
Utilities	
Guardhouse Internet / Phone	1,000.00
Phones - Elevators	9,500.00
Phones Security	500.00
Clubhouse Internet / Phones	1,900.00
Electric Common - Condo	63,000.00
Recycle Removal	2,200.00
Water Sewer Condo	172,800.00
Water Irrigation	-
Gas Service	50,000.00
Cable Service	91,900.00
Total Utilities	\$ 392,800.00
Reserves	
Reserve Aluminum / Pole / Fixture	3,896.10
Reserve Water Pump / Heaters	12,248.32
Reserve Elevator	21,865.57
Reserve Fencing / Railings	16,273.79
Reserve Fire Sprinkler Systems	6,647.20
Reserve HVAC	6,084.87
Reserve Furniture/Equipment Lobby/Clubhouse/Pool	9,894.69
Reserve Patio Resurface	1,510.95
Reserve Painting Buildings	28,498.70
Reserve Paving / Resurfacing	9,338.76
Reserve Pool / Jacuzzi	-
Reserve Roofs	25,000.00
Reserve Tennis / Basketball	-
Reserve Landscaping	3,919.57
Reserve Mechanical / Electrical	5,451.83
Total Reserves	\$ 150,630.35
TOTAL EXPENSES	\$ 1,184,400.00

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Reserves					
Description	Estimated Life Expectancy	Estimated Remaining Life	Estimated Replacement Cost	Estimated Reserve Balance as of 12/31/15	Estimated Annual Reserve 2016
Aluminum , Pole & Fixtures	20	10	57,673.00	18,712.05	3,896.10
Domestic Water Pump / Heaters	20	10	205,298.00	82,814.79	12,248.32
Elevators	28	18	580,000.00	186,419.70	21,865.57
Fencing / Railings	28	18	476,631.00	183,702.74	16,273.79
Fire Sprinkler Systems	30	20	294,124.00	161,180.03	6,647.20
HVAC	15	5	55,627.00	25,202.65	6,084.87
Furniture/Equipment Lobby / Clubhouse / Pool	12	3	89,581.00	59,896.94	9,894.69
Patio Resurface	10	1	10,000.00	8,489.05	1,510.95
Painting - Buildings	10	7	350,000.00	150,509.07	28,498.70
Paving & Resurfacing	20	10	143,580.00	50,192.39	9,338.76
Pool / Jacuzzi Resurface	10	0	14,000.00	14,045.90	-
Roofs*	10	4	105,000.00	164,022.73	25,000.00
Tennis / Basketball Resurface	20	0	5,800.00	5,819.43	-
Landscaping	50	48	100,000.00	5,940.95	3,919.57
Mechanical / Electrical	30	20	125,000.00	15,963.50	5,451.83
Total			2,612,314.00	1,132,911.92	150,630.34

*Roof Reserves is currently being evaluated by Roofing Experts/consultants to assess its condition and to determine remaining useful life.

DISCLAIMER: THE BUDGET AND FIGURES ARE A GOOD FAITH ESTIMATE ONLY AND REPRESENT AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACT AND CIRCUMSTANCES EXISTING AT THE TIME OF PREPARATION. ACTUAL COST OF SUCH ITEMS MAY EXCEED THE ESTIMATED COSTS.

HARBOR POINTE CONDOMINIUM ASSOCIATION INC
MARINA APPROVED BUDGET
YEAR ENDING DECEMBER 31, 2016

**Marina 2016
Approved
Budget**

210 Monthly Marina Assessment \$ 16.00
43 Monthly Boat Slip Assessment \$ 77.00

Marina Income

Marina Assessment Income 40,320.00
 Boat Slip Assessment Income 39,732.00
Income Total \$ 80,052.00

Marina Expenses

General / Administrative
 Management Fee - Marina 2,500.00
 Insurance - Marina 37,880.00
 Office Expenses / Copies / Print 577.88
 Bad Debt - Marina 1,000.00
Total General / Administrative \$ 41,957.88

Buildings - Repairs / Maintenance
 Miscellaneous Repairs / Supplies - Marina 1,800.00
 Service / Maintenance - Marina 5,000.00
Total Buildings - Repairs / Maintenance \$ 6,800.00

Fire Safety / Security
 Fire Alarm / Equipment - Marina 500.00
Total Fire Safety / Security \$ 500.00

Utilities
 Electric Common - Marina 900.00
Total Utilities \$ 900.00

Reserves
 Reserve Wood Decking 6,227.38
 Reserve Power Pedestals 791.57
 Reserve Wood Frames 3,730.23
 Reserve Concrete Piles 4,588.67
 Reserve Fire Domestic Water 981.53
 Reserve Wave Attenuators 5,475.54
 Reserve Dredging 8,099.20
Total Reserves \$ 29,894.12

TOTAL EXPENSES \$ 80,052.00

Marina Reserves

Description	Estimated Life Expectancy	Estimated Remaining Life	Estimated Replacement Cost	Estimated Reserve Balance 12/31/15	Estimated Annual Reserve 2016
Wood Decking	12	5	90,000.00	58,863.09	6,227.38
Power Pedestals / Electric	20	13	85,000.00	74,709.56	791.57
Wood Frames	35	28	132,000.00	27,553.60	3,730.23
Concrete Piles	100	93	487,500.00	60,754.02	4,588.67
Fire Domestic Water Supply	20	13	27,300.00	14,540.12	981.53
Wave Attenuators	30	23	166,000.00	40,062.44	5,475.55
Dredging	8	1	48,400.00	40,300.80	8,099.20
Insurance Deductible	1	0	50,000.00	50,327.40	-
Totals			1,086,200.00	367,111.03	29,894.12

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