

HARBOR POINTE CONDOMINIUM ASSOCIATION INC  
 CONDOMINIUM APPROVED BUDGET  
 YEAR ENDING DECEMBER 31, 2017

**Condo 2017  
Approved  
Budget**

**210 Monthly Condominium Assessment** **\$ 477.00**

**Condominium Income**

Assessment Income Condominium 1,202,040.00

**Assessment Income:** **\$1,202,040.00**

**Condominium Expenses**

General / Administrative

Management Fee - Condominium	19,200.00
Accounting / CPA	7,000.00
Legal Expenses	10,000.00
Insurance - Condominium	130,050.00
Insurance - Flood Condominium	33,800.00
Engineer Study	5,000.00
Office Expense / Copies / Print	5,493.89
Postage Expenses	1,250.00
Office Expense / Onsite	3,000.00
Corporate Report	61.25
Fees payable to Division	840.00
Bad Debt - Condominium	2,000.00
Miscellaneous Expenses	2,000.00

**Total General / Administrative** **\$ 219,695.14**

Onsite Personnel

On-Site Personnel	108,524.43
Maintenance / Cleaning Personnel	98,230.00
Gate Personnel	19,812.00

**Total Onsite Personnel** **\$ 226,566.43**

Grounds Maintenance

Grounds Maintenance	32,688.00
Tree Trimming	8,000.00
Irrigation Repairs / Maintenance	5,000.00
Lake / Pond Maintenance	1,900.00
Miscellaneous Grounds	7,400.00

**Total Grounds Maintenance** **\$ 54,988.00**

Buildings - Repairs / Maintenance

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

**Total Buildings - Repairs / Maintenance** **\$ 61,655.00**

Elevators

Elevator Maintenance	50,300.00
Elevator Permits	525.00
Elevator Repairs	3,000.00

**Total Elevators** **\$ 53,825.00**

Access Control / Surveillance Cameras

Gate Maintenance Contract	1,700.00
Gate Repairs	1,500.00
Building Entry Control / Camera	2,000.00

**Total Access Control / Surveillance Cameras** **\$ 5,200.00**

Fire Safety / Security

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	<b>Condo 2017 Approved Budget</b>
Fire Safety / Alarm Monitoring	2,000.00
Annual Fire Inspection	5,500.00
Fire Sprinkler Test / Inspect	5,000.00
Fire Equipment Inspection	265.00
Fire Alarm / Equipment	10,000.00
<b>Total Fire Safety / Security</b>	<b>\$ 22,765.00</b>
Recreational	
Pool Maintenance	5,940.00
Pool Repairs	5,000.00
Pool Permits	575.00
Tennis Court Repair / Maintenance	1,000.00
Fitness Equipment Maintenance / Repair	2,500.00
<b>Total Recreational</b>	<b>\$ 15,015.00</b>
Utilities	
Guardhouse Internet / Phone	1,000.00
Phones - Elevators	9,500.00
Phones Security	500.00
Clubhouse Internet / Phones	1,900.00
Electric Common - Condominium	59,700.00
Recycle Removal	-
Water Sewer Condominium	187,800.00
Gas Service	36,800.00
Cable Service	98,500.00
<b>Total Utilities</b>	<b>\$ 395,700.00</b>
Reserves	
Reserve Aluminum / Pole / Fixture	3,291.98
Reserve Water Pump / Heaters	6,413.43
Reserve Elevator	13,715.93
Reserve Fencing / Railings	9,492.76
Reserve Fire Sprinkler Systems	7,282.44
Reserve HVAC	2,259.33
Reserve Interior Renovations & Décor	6,828.14
Reserve Patio Resurface	662.47
Reserve Painting Buildings	37,489.75
Reserve Paving / Resurfacing	2,840.11
Reserve Pool / Jacuzzi	3,567.16
Reserve Roofs	25,939.00
Reserve Tennis / Basketball	1,174.11
Reserve Landscaping	2,498.38
Reserve Mechanical / Electrical	2,639.59
Miscellaneous Building Components	5,948.08
Grounds	10,741.62
Condo Breezeway / Patios	3,846.15
<b>Total Reserves</b>	<b>\$ 146,630.43</b>
<b>TOTAL EXPENSES</b>	<b><u>\$ 1,202,040.00</u></b>

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<b>Condominium Reserves</b>					
<b>Description</b>	<b>Estimated Life Expectancy</b>	<b>Estimated Remaining Life</b>	<b>Estimated Replacement Cost</b>	<b>Estimated Reserve Balance as of 12/31/16</b>	<b>Estimated Annual Reserve 2017</b>
Aluminum Pole / Fixtures (Grounds)	22	11	58,959.00	22,747.20	3,291.98
Domestic Water Pump / Heaters	20	9	153,399.00	95,678.09	6,413.43
Elevators	40	27	580,000.00	209,669.79	13,715.93
Fencing / Railings	40	29	476,631.00	201,340.89	9,492.76
Fire Sprinkler System	40	29	380,215.00	169,024.20	7,282.44
HVAC	15	4	40,512.00	31,474.70	2,259.33
Interior Renovation & Décor	8-24	3-24	114,353.00	42,335.10	6,828.14
Patio Resurface	25	15	20,000.00	10,063.02	662.47
Painting - Buildings	10	6	405,064.00	180,125.52	37,489.75
Paving / resurface	40	29	143,073.00	60,709.80	2,840.11
Pool / Jacuzzi Resurface	15	5	31,986.00	14,150.21	3,567.16
Roofs	15-50		820,526.00	-	25,939.00
Tennis / Basketball Resurface	13	3	9,385.00	5,862.66	1,174.11
Landscaping	40	37	100,000.00	7,559.81	2,498.38
Mechanical / Electrical (Building)	40	29	98,082.00	21,533.82	2,639.59
Miscellaneous Building Components	10-28	10-18	97,627.00	-	5,948.08
Grounds	2-7	2-7	34,982.00	-	10,741.62
Condo Breezeway / Patios	24	13	50,000.00	-	3,846.15
<b>Total</b>			<b>3,614,794.00</b>	<b>1,072,274.81</b>	<b>146,630.43</b>

**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, 2017

**Marina 2017  
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<b>210 Monthly Marina Assessment</b>	<b>\$ 13.00</b>
<b>43 Monthly Boat Slip Assessment</b>	<b>\$ 64.00</b>

**Marina Income**

Marina Assessment Income	32,760.00
Boat Slip Assessment Income	33,024.00
<b>Income Total</b>	<b><u>\$ 65,784.00</u></b>

**Marina Expenses**

General / Administrative	
Management Fee - Marina	2,500.00
Insurance - Marina	32,025.00
Office Expenses / Copies / Print	577.95
Bad Debt - Marina	1,000.00
<b>Total General / Administrative</b>	<b>\$ 36,102.95</b>
Buildings - Repairs / Maintenance	
Miscellaneous Repairs / Supplies - Marina	1,800.00
Service / Maintenance - Marina	5,000.00
<b>Total Buildings - Repairs / Maintenance</b>	<b>\$ 6,800.00</b>
Fire Safety / Security	
Fire Alarm / Equipment - Marina	500.00
<b>Total Fire Safety / Security</b>	<b>\$ 500.00</b>
Utilities	
Electric Common - Marina	900.00
<b>Total Utilities</b>	<b>\$ 900.00</b>
Reserves	
Reserve Wood Decking	5,992.02
Reserve Power Pedestals	746.90
Reserve Wood Frames	3,722.90
Reserve Concrete Piles	4,583.93
Reserve Fire Domestic Water	972.83
Reserve Wave Attenuators	5,462.47
Reserve Dredging	-
<b>Total Reserves</b>	<b>\$ 21,481.05</b>
<b>TOTAL EXPENSES</b>	<b><u>\$ 65,784.00</u></b>

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Marina Reserves					
Description	Estimated Life Expectancy	Estimated Remaining Life	Estimated Replacement Cost	Estimated Reserve Balance as of 12/31/16	Estimated Annual Reserve 2017
Wood Decking	12	4	90,000.00	66,031.93	5,992.02
Power Pedestals / Electric	20	12	85,000.00	76,037.23	746.90
Wood Frames	35	27	132,000.00	31,481.60	3,722.90
Concrete Piles	100	92	487,500.00	65,778.76	4,583.93
Fire Domestic Water Supply	20	12	27,300.00	15,625.99	972.83
Wave Attenuators	30	22	166,000.00	45,825.60	5,462.47
Dredging	8	0	48,400.00	48,689.18	-
Insurance Deductible	1	0	50,000.00	50,688.59	-
<b>Totals</b>			<b>1,086,200.00</b>	<b>400,158.88</b>	<b>21,481.05</b>

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