

**HARBOR POINTE CONDOMINIUM ASSOCIATION INC**  
**CONDOMINIUM APPROVED BUDGET**  
**YEAR ENDING DECEMBER 31, 2018**

**Condo 2018  
Approved  
Budget**

**210 Monthly Condominium Assessment** **\$ 460.00**

**Condominium Income**

Assessment Income Condominium 1,159,200.00

**Assessment Income:** \$1,159,200.00

**Condominium Expenses**

General / Administrative	
Accounting/CPA	6,800.00
Legal Expenses	10,000.00
Postage Expenses	1,500.00
Office Expense/Copies/Print	6,200.00
Office Expense / Onsite	3,000.00
Insurance - Condo	120,628.00
Insurance - Flood Condo	33,938.00
Engineer Study	12,000.00
Management Fee - Condo	18,000.00
Fees payable to Division	840.00
Corporate Report	61.25
Bad Debt - Condo	2,500.00
Miscellaneous Expenses	1,970.00
<b>Total General / Administrative</b>	<b>\$ 217,437.25</b>
Onsite Personnel	
Administrative Personnel	107,447.13
Maintenance / Cleaning Personnel	93,000.00
Rover	24,000.00
<b>Total Onsite Personnel</b>	<b>\$ 224,447.13</b>
Grounds Maintenance	
Grounds Maintenance	32,688.00
Tree Trimming & Replacement	15,000.00
Miscellaneous Contracts - TAW Generator	2,000.00
Irrigation Repairs & Maintenance	5,000.00
Lake/Pond Maintenance	2,000.00
<b>Total Grounds Maintenance</b>	<b>\$ 56,688.00</b>
Buildings - Repairs / Maintenance	
Buildings Repair / Maintenance	50,000.00
Pest Control - Condominium	1,655.00
HVAC	5,000.00
Cleaning Supplies	5,100.00
<b>Total Buildings - Repairs / Maintenance</b>	<b>\$ 61,755.00</b>
Elevators	
Elevator Maintenance	42,000.00
Elevator Permits	525.00
Elevator Repairs	3,000.00
<b>Total Elevators</b>	<b>\$ 45,525.00</b>
Access Control / Surveillance Cameras	
Gate Maintenance Contract	1,700.00
Gate Repairs	1,500.00
Building Entry Control / Camera	2,000.00
<b>Total Access Control / Surveillance Cameras</b>	<b>\$ 5,200.00</b>

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Fire Safety / Security	
Fire Safety / Alarm Monitoring	3,000.00
Annual Fire Inspection	5,500.00
Fire Sprinkler Test / Inspect	6,100.00
Fire Equipment Inspection	265.00
Fire Alarm / Equipment	10,000.00
<b>Total Fire Safety / Security</b>	<b>\$ 24,865.00</b>
Recreational	
Pool Maintenance	7,500.00
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>\$ 16,575.00</b>
Utilities	
Electric Common - Condo	59,714.55
Water Sewer Condo	145,755.00
Gas Service	35,978.89
Guardhouse Internet / Phone	1,000.00
Phones - Elevators	9,916.00
Phones Security	500.00
Clubhouse Internet/Phones	1,920.00
Cable Service	100,800.00
<b>Total Utilities</b>	<b>\$ 355,584.44</b>
Reserves	
Reserve - Roofs	25,116.16
Reserve - Aluminum / Pole / Fixture	3,270.42
Reserve - Water Pump / Heater	7,534.55
Reserve - Elevator	13,639.48
Reserve - Fencing/Railings	9,424.59
Reserve - Fire Sprinkler System	7,225.21
Reserve - HVAC	2,159.85
Reserve - Interior Renovation & Décor	9,180.11
Reserve - Painting Buildings	37,148.21
Reserve - Paving / Resurfacing	2,819.55
Reserve - Tennis / Basketball	1,146.34
Reserve - Landscaping	2,676.86
Reserve - Mechanical / Electrical	2,751.72
Reserve - Misc Building Components	6,359.65
Reserve - Grounds Maintenance	16,824.33
Reserve - Condo Breezeway / Patios	3,846.15
<b>Total Reserves</b>	<b>\$ 151,123.18</b>
<b>TOTAL EXPENSES</b>	<b><u>\$1,159,200.00</u></b>

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Condominium Reserves					
Description	Estimated Life Expectancy	Estimated Remaining Life	Estimated Replacement Cost	Estimated Reserve Balance as of 12/31/17	Annual Reserve 2018
Roofs	5-30	5-30	105,000.00	25,938.92	25,116.16
Aluminum , Pole & Fixtures (Grounds)	20-22	11-13	57,673.00	26,254.80	3,270.42
Domestic Water Pump & Heaters	2-28	1-18	205,298.00	93,122.54	7,534.55
Elevators	30	22-23	580,000.00	225,373.37	13,639.48
Fencing & Railings	22-40	13-30	476,631.00	212,742.36	9,424.59
Fire Sprinkler System	10-40	3-30	294,124.00	177,909.02	7,225.21
HVAC	9-12	1-5	55,627.00	34,032.45	2,159.85
Interior Renovation & Décor	7-24	1-17	89,581.00	33,714.35	9,180.11
Patio Resurface	40	30	10,000.00	18,782.94	-
Painting - Buildings	7-10	1-10	350,000.00	219,322.94	37,148.21
Paving & Resurface	4-20	4-11	143,580.00	64,125.50	2,819.55
Pool & Jacuzzi Resurface	10	3	14,000.00	57,851.47	-
Tennis & Basketball Resurface	10	1	5,800.00	7,092.32	1,146.34
Landscaping	50	40	100,000.00	13,632.86	2,676.86
Mechanical / Electrical (Building)	40	31	125,000.00	21,033.83	2,751.72
Misc Building Components	8-28	2-21	151,074.00	5,948.04	6,359.65
Grounds Maintenance	7-40	3-30	183,884.00	20,741.68	16,824.33
Condo Breezeway / Patios	24	16	899,400.00	3,846.12	3,846.15
<b>Total</b>			<b>3,846,672.00</b>	<b>1,261,465.51</b>	<b>151,123.18</b>

\* - 2016 surplus used to fund these items

\*\* - previous years surplus used to additionally fund these items

**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, 2018

**Marina 2018  
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<b>210 Monthly Marina Assessment</b>	<b>\$ 12.00</b>
<b>43 Monthly Boat Slip Assessment</b>	<b>\$ 63.00</b>

**Marina Income**

Marina Assessment Income	30,240.00
Boat Slip Assessment Income	32,508.00
<b>Income Total</b>	<b><u>\$ 62,748.00</u></b>

**Marina Expenses**

General / Administrative	
Office Expenses / Copies / Print	600.00
Insurance - Marina	28,000.00
Management Fee - Marina	1,200.00
Bad Debt - Marina	1,320.00
<b>Total General / Administrative</b>	<b>\$ 31,120.00</b>
Buildings - Repairs / Maintenance	
Hurricane Irma Expense	10,344.00
<b>Total Buildings - Repairs / Maintenance</b>	<b>\$ 10,344.00</b>
Reserves	
Reserve Wood Decking	5,964.00
Reserve Power Pedestals	684.00
Reserve Wood Frames	3,708.00
Reserve Concrete Piles	4,572.00
Reserve Fire Domestic Water	920.00
Reserve Wave Attenuators	5,436.00
<b>Total Reserves</b>	<b>\$ 21,284.00</b>
<b>TOTAL EXPENSES</b>	<b><u>\$ 62,748.00</u></b>

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Marina Reserves					
Description	Estimated Life Expectancy	Estimated Remaining Life	Estimated Replacement Cost	Estimated Reserve Balance as of 12/31/17	Annual Reserve 2018
Wood Decking	12	3	90,000.00	72,054.61	5,964.00
Power Pedestals / Electric	20	11	85,000.00	77,424.70	684.00
Wood Frames	35	26	132,000.00	35,468.25	3,708.00
Concrete Piles	100	91	487,500.00	70,915.14	4,572.00
Fire Domestic Water Supply	20	11	27,300.00	17,116.44	920.01
Wave Attenuators	30	21	166,000.00	51,672.05	5,436.00
Dredging	8	0	48,400.00	49,096.12	-
Insurance Deductible	1	0	50,000.00	51,115.86	-
<b>Totals</b>			<b>1,086,200.00</b>	<b>424,863.17</b>	<b>21,284.00</b>

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