

HARBOR POINTE CONDOMINIUM ASSOCIATION INC  
 CONDOMINIUM APPROVED BUDGET  
 YEAR ENDING DECEMBER 31, 2019

**Condo 2019  
Approved  
Budget**

**210 Monthly Condominium Assessment** **\$ 466.00**

**Condominium Income**

Assessment Income Condominium 1,174,320.00

**Assessment Income:** **\$ 1,174,320.00**

**Condominium Expenses**

General / Administrative

Accounting / CPA	6,200.00
Legal Expenses	10,000.00
Postage Expenses	2,898.00
Office Expense / Copies / Print	6,200.00
Office Expense / Onsite	3,000.00
Insurance - Condo	120,628.00
Insurance - Flood Condo	35,058.00
Reserve Study	7,000.00
Management Fee - Condo	18,000.00
Fees payable to Division	840.00
Corporate Report	61.25
Bad Debt - Condo	1,000.00
Miscellaneous Expenses	783.79

**Total General / Administrative** **\$ 211,669.04**

Onsite Personnel

On-Site Personnel	107,895.00
Maintenance / Cleaning Personnel	99,345.00
Gate Personnel	30,045.00

**Total Onsite Personnel** **\$ 237,285.00**

Grounds Maintenance

Grounds Maintenance	32,688.00
Tree Trimming & Replacement	10,000.00
Miscellaneous Contracts - TAW Generator	1,500.00
Irrigation Repairs & Maintenance	3,600.00
Lake / Fountain R & M	2,200.00

**Total Grounds Maintenance** **\$ 49,988.00**

Buildings - Repairs / Maintenance

Buildings Repair / Maintenance	48,500.00
Pest Control - Condominium	1,655.00
HVAC	5,000.00
Cleaning Supplies	3,500.00

**Total Buildings - Repairs / Maintenance** **\$ 58,655.00**

Elevators

Elevator Maintenance	44,539.00
Elevator Permits	2,325.00
Elevator Repairs	3,000.00

**Total Elevators** **\$ 49,864.00**

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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>
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	9,000.00
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>\$ 18,075.00</b>
Utilities	
Electric Common - Condo	58,355.00
Water Sewer Condo	165,415.00
Gas Service	35,409.00
Guardhouse Internet / Phone	1,000.00
Phones - Elevators	9,925.00
Phones Security	1,000.00
Clubhouse Internet/Phones	1,920.00
Cable Service	105,813.00
<b>Total Utilities</b>	<b>\$ 378,836.99</b>
Reserves	
Reserve - Roofs	25,332.18
Reserve - Aluminum / Pole / Fixture	3,243.88
Reserve - Water Pump / Heater	9,046.88
Reserve - Elevator	13,557.48
Reserve - Fencing / Railings	9,352.92
Reserve - Fire Sprinkler System	7,165.27
Reserve - HVAC	1,911.05
Reserve - Interior Renovation & Décor	11,177.75
Reserve - Patio Resurface	958.58
Reserve - Painting Buildings	36,649.45
Reserve - Paving / Resurfacing	2,844.84
Reserve - Pool & Jacuzzi Resurface	2,553.24
Reserve - Tennis / Basketball	961.00
Reserve - Landscaping	2,433.74
Reserve - Mechanical / Electrical	2,877.66
Reserve - Misc Building Components	5,973.08
Reserve - Condo Breezeway / Patios	3,842.98
<b>Total Reserves</b>	<b>\$ 139,881.98</b>
<b>TOTAL EXPENSES</b>	<b><u>\$ 1,174,320.00</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 12/31/18</b>	<b>Annual Reserve 2019</b>
Roofs	5-30	4-29	820,526.00	51,291.00	25,332.18
Aluminum , Pole & Fixtures (Grounds)	20-22	10-12	58,959.00	29,764.11	3,243.88
Water Pump & Heaters & Salt Pump	2-28	0-17	153,399.00	101,504.20	9,046.88
Elevators	30	21-22	580,000.00	241,062.95	13,557.48
Fencing & Railings	22-40	12-29	476,631.00	224,102.16	9,352.92
Fire Sprinkler System	10-40	2-29	380,215.00	186,752.60	7,165.27
HVAC	9-12	0-4	40,324.00	36,501.91	1,911.05
Interior Renovation & Décor	7-24	0-16	114,353.00	43,201.16	11,177.75
Patio Resurface	40	29	20,000.00	7,538.40	958.58
Painting - Buildings	7-10	0-9	405,064.00	258,466.21	36,649.45
Paving & Resurface	4-20	3-10	143,073.00	66,262.35	2,844.84
Pool & Jacuzzi Resurface	20	19	50,000.00	1,488.51	2,553.24
Tennis & Basketball Resurface	10	9	9,385.00	736.03	961.00
Landscaping	50	39	100,000.00	14,819.15	2,433.74
Mechanical / Electrical (Building)	40	30	98,082.00	20,385.06	2,877.66
Misc Building Components	8-28	1-20	97,627.00	12,361.79	5,973.08
Grounds Maintenance	7-40	2-29	29,982.00	34,137.61	-
Condo Breezeway / Patios	24	15	50,000.00	7,727.23	3,842.98
<b>Total</b>			<b>3,627,620.00</b>	<b>1,338,102.43</b>	<b>139,881.98</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, 2019

**Marina 2019  
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Budget**

<b>210 Monthly Marina Assessment</b>	<b>\$ 19.00</b>
<b>43 Monthly Boat Slip Assessment</b>	<b>\$ 102.00</b>

**Marina Income**

Marina Assessment Income	47,880.00
Boat Slip Assessment Income	52,632.00
Prior Year Surplus	37,000.00
<b>Income Total</b>	<b><u>\$ 137,512.00</u></b>

**Marina Expenses**

General / Administrative	
Insurance - Marina	70,000.00
Management Fee - Marina	1,200.00
<b>Total General / Administrative</b>	<b>\$ 71,200.00</b>
Buildings - Repairs / Maintenance	
Miscellaneous Components - Marina	4,560.00
<b>Total Buildings - Repairs / Maintenance</b>	<b>\$ 4,560.00</b>
Utilities	
Electric Common - Marina	512.00
<b>Total Utilities</b>	<b>\$ 512.00</b>
Reserves	
Reserve - Wave Attenuator	6,640.00
Reserve - Utilities	12,600.00
Reserve - Structural Components	32,000.00
Reserve - Insurance Deductible	10,000.00
<b>Total Reserves</b>	<b>\$ 61,240.00</b>
<b>TOTAL EXPENSES</b>	<b><u>\$ 137,512.00</u></b>

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Marina Reserves					
Description	Estimated Life Expectancy	Estimated Remaining Life	Estimated Replacement Cost	Estimated Reserve Balance as of 12/31/18	Annual Reserve 2019
Utilities:	25	25	315,000.00	-	12,600.00
Power Pedestals / Electric					
Fire / Domestic Water Supply					
Structural Components:	25	25	800,000.00	-	32,000.00
Wood Frames					
Concrete Piles / Wood Piles					
Fiber Grate / Wood Decking					
Framing and Hardware					
Wave Attenuator	25	25	166,000.00	-	6,640.00
Dredging	8	0	49,476.54	49,476.54	-
Insurance Deductible	3	3	60,000.00	30,000.00	10,000.00
<b>Totals</b>			<b>1,390,476.54</b>	<b>79,476.54</b>	<b>61,240.00</b>

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