

HARBOR POINTE CONDOMINIUM ASSOCIATION INC CONDOMINIUM APPROVED BUDGET YEAR ENDING DECEMBER 31, 2015
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210 Monthly Condo Assessment	\$ 445.00
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Assessment Income:	<u>\$ 1,121,400.00</u>
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Condominium Expenses

General / Administrative	
Management Fee - Condo	18,522.00
Accounting / CPA	7,500.00
Income Tax	500.00
Legal Expenses	5,000.00
Insurance - Condo	115,000.00
Insurance - Flood Condo	24,950.00
Insurance Appraisal	1,500.00
Engineer Study	7,500.00
Office Expense / Copies / Print	6,207.34
Postage Expenses	1,500.00
Office Expense / Onsite	4,228.04
Corporate Report	61.25
Fees payable to Division	840.00
Bad Debt - Condo	2,000.00
Miscellaneous Expenses	1,500.00
Total General / Administrative	\$ 196,808.63
Onsite Personnel	
On-Site Personnel	102,400.00
Maintenance / Cleaning Personnel	86,500.00
Gate Personnel	21,400.00
Total Onsite Personnel	\$ 210,300.00
Grounds Maintenance	
Grounds Maintenance	32,000.00
Tree Trimming	8,000.00
Irrigation Repairs / Maintenance	4,500.00
Lake / Pond Maintenance	1,818.00
Miscellaneous Contracts	2,500.00
Total Grounds Maintenance	\$ 48,818.00
Buildings - Repairs / Maintenance	
Buildings Repair / Maintenance	25,000.00
Pest Control - Condo	1,655.00
HVAC	5,000.00
Cleaning Supplies	2,500.00
Total Buildings - Repairs / Maintenance	\$ 34,155.00
Elevators	
Elevator Maintenance	46,000.00
Elevator Permits	525.00
Elevator Repairs	3,000.00
Total Elevators	\$ 49,525.00

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Access Control / Surveillance Cameras	
Gate Repairs	2,500.00
Gate Maintenance Contract	1,552.00
Building Entry Control / Camera	3,000.00
Total Access Control / Surveillance Cameras	\$ 7,052.00
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	8,000.00
Total Fire Safety / Security	\$ 23,165.00
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	9,300.00
Phones Security	500.00
Clubhouse Internet / Phones	1,800.00
Electric Common - Condo	63,000.00
Recycle Removal	2,100.00
Water Sewer Condo	168,000.00
Water Irrigation	8,000.00
Gas Service	56,900.00
Cable Service	86,500.00
Total Utilities	\$ 397,100.00
Reserves	
Reserve Aluminum / Pole / Fixture	3,902.42
Reserve Water Pump / Heaters	12,278.49
Reserve Elevator	20,388.27
Reserve Fencing / Railings	16,313.55
Reserve Fire Sprinkler Systems	6,680.24
Reserve HVAC	6,101.20
Reserve Furniture/Equipment Lobby / Clbhs / Pool	4,836.78
Reserve Patio Resurface	1,540.68
Reserve Painting Buildings	49,980.21
Reserve Paving / Resurfacing	7,785.06
Reserve Pool / Jacuzzi	3,323.51
Reserve Roofs	-
Reserve Tennis / Basketball	1,266.97
Reserve Landscaping	1,959.92
Reserve Mechanical / Electrical	5,454.07
Total Reserves	\$ 141,811.37
TOTAL EXPENSES	<u>\$ 1,121,400.00</u>

**HARBOR POINTE CONDOMINIUM ASSOCIATION INC
 CONDOMINIUM APPROVED BUDGET
 YEAR ENDING DECEMBER 31, 2015**

Reserves					
Description	Estimated Life Expectancy	Estimated Remaining Life	Estimated Replacement Cost	Estimated Reserve Balance as of 12/31/14	Estimated Annual Reserve 2015
Aluminum , Pole & Fixtures	20	11	57,673.00	14,746.38	3,902.42
Domestic Water Pump / Heaters	20	11	205,298.00	70,234.57	12,278.49
Elevators	28	19	580,000.00	192,622.94	20,388.27
Fencing / Railings	28	19	476,631.00	166,673.46	16,313.55
Fire Sprinkler Systems	30	21	294,124.00	153,839.05	6,680.24
HVAC	15	6	55,627.00	19,019.83	6,101.20
Furniture/Equipment Lobby / Clbhs / Pool	10	2	89,581.00	55,723.54	4,836.78
Patio Resurface	10	2	10,000.00	6,918.65	1,540.68
Painting - Buildings	7	5	350,000.00	100,098.97	49,980.21
Paving & Resurfacing	20	11	143,580.00	57,944.39	7,785.06
Pool / Jacuzzi Resurface	10	1	14,000.00	10,676.49	3,323.51
Roofs*	10	5	105,000.00	163,321.32	-
Tennis / Basketball Resurface	20	1	5,800.00	4,533.03	1,266.97
Landscaping	50	49	100,000.00	3,963.92	1,959.92
Mechanical / Electrical	30	21	125,000.00	10,464.49	5,454.07
Total			2,612,314.00	1,030,781.03	141,811.37

*Roof Reserves based on A to Z Roofing report dated 9/9/2014 (total replacement not necessary with yearly inspection, maintenance, and repairs - recoating over roof foam every 5-10 years depending on amount of annual deterioration.

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, 2015

210 Monthly Marina Assessment	\$ 16.00
43 Monthly Boat Slip Assessment	\$ 77.00
Marina Assessment Income	40,320.00
Boat Slip Assessment Income	39,732.00
Income Total	<u>\$ 80,052.00</u>

Marina Expenses

General / Administrative	
Management Fee - Marina	2,500.00
Insurance - Marina	37,800.00
Office Expenses / Copies / Print	576.35
Bad Debt - Marina	1,000.00
Total General / Administrative	\$ 41,876.35
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	6,253.35
Reserve Power Pedestals	806.73
Reserve Wood Frames	3,740.93
Reserve Concrete Piles	4,593.03
Reserve Fire Domestic Water	993.16
Reserve Wave Attenuators	5,479.95
Reserve Dredging	8,108.50
Total Reserves	\$ 29,975.65
TOTAL EXPENSES	<u>\$ 80,052.00</u>

Marina Reserves

Description	Estimated Life Expectancy	Estimated Remaining Life	Estimated Replacement Cost	Estimated Reserve Balance 12/31/14	Estimated Annual Reserve 2015
Wood Decking	12	6	90,000.00	52,479.93	6,253.35
Power Pedestals / Electric	20	14	85,000.00	73,705.85	806.73
Wood Frames	35	29	132,000.00	23,513.01	3,740.93
Concrete Piles	100	94	487,500.00	55,755.65	4,593.03
Fire Domestic Water Supply	20	14	27,300.00	13,395.72	993.16
Wave Attenuators	30	24	166,000.00	34,481.21	5,479.95
Dredging	8	2	48,400.00	32,183.01	8,108.50
Insurance Deductible	1	0	50,000.00	50,100.36	-
Totals			1,086,200.00	335,614.74	29,975.65

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