

080840 HARBOR ISLAND BEACH CLUB MASTER HOA INC
 January 1, 2026 - December 31, 2026
 APPROVED BUDGET

COA	DESCRIPTION	2026 <u>APPROVED</u>
	INCOME	
4020	Assessments	\$356,404.38
4060	Late Charges	\$0.00
4070	Initial Fees	\$0.00
4080	Closing Fees	\$0.00
4100	Interest Operating	\$0.00
4340	Interesst Reserves	\$0.00
4350	Interesst Alloc to Reserves	\$0.00
4970	TOTAL	\$356,404.38

EXPENSES		
COMMON AREA		
Grounds Maintenance		
6020	Labor - Association Employees	\$15,000.00
6035	General Maintenance/Repairs	\$5,000.00
6045	Additional Landscaping	
6060	Mulch/Sod	
6100	Fertilizer	\$6,800.00
6101	Pest Control	\$0.00
6120	Irrigation Maintenance & Repair	
6240	Tree Trim and Removal	\$2,700.00
6325	Storm Cleanup	\$2,500.00
6343	Aquatic Weed Management	\$1,200.00
6400	Sidewalk Maintenance	\$2,000.00
6430	Gate Repair	\$7,500.00
6431	Fence Repair	\$1,000.00
6599	Total R&M	\$43,700.00
Utilites		
7910	Electric	\$3,000.00
7938	Telephone - Gate	\$828.00
7970	Street Lighting	\$0.00
7999	Total Utilities	\$3,828.00
Management & Administrative		
8020	Management Fee	\$21,525.00
8025	Management Support	\$1,250.00
8040	Postage	\$293.00
8058	Office Expense General	\$0.00
8060	Copies/Printing/Supplies/Postage	\$800.00
8063	Office Supplies	\$0.00
8069	Technology Fee	\$300.00
8081	Accounting Services	\$2,500.00
8100	Legal Expense	\$50,000.00

8120	Insurance	\$16,500.00
8230	Bank Charges	\$100.00
8244	Prior Years Expenses	\$0.00
8280	Storage Fees	\$0.00
8310	Closing Fees	\$0.00
8380	Meeting Hall Rental	\$500.00
8390	Federal/State Required Corp Report	\$61.25
8479	Total Management & Administrative	\$93,829.25
	Total Operating Expenses - Common Area	\$141,357.25
	<i>Number of Units</i>	131
	<i>Annual Common Area Cost Per Unit</i>	\$1,079.06
	<i>Quarterly Common Area Cost Per Unit</i>	\$269.77
Condo		
6040	Contracted Lawn Service (Condo 1)	\$6,000.00
6041	Contracted Lawn Service (Condo 2)	\$6,000.00
6045	Additional Landscaping	\$1,250.00
6060	Mulch/Sod	\$1,312.50
6120	Irrigation Maintenance & Repair	\$5,000.00
6100	Fertilizer	\$2,400.00
6101	Pest Control	\$3,300.00
	Total Operating Expenses - Condo	\$25,262.50
	<i>Number of Units</i>	77
	<i>Annual Common Area Cost Per Unit</i>	\$328.08
	<i>Quarterly Common Area Cost Per Unit</i>	\$82.02
Single Family		
6100	Fertilizer SF	\$11,210.00
6101	Pest Control SF	\$5,250.00
6045	Additional Landscaping	\$3,750.00
6060	Mulch/Sod	\$3,937.50
6118	Irrigation SF	\$5,000.00
6120	Irrigation Maintenance & Repair	\$15,000.00
6155	Sanitation/Trash SF	\$16,000.00
6158	Valet Trash SF	\$63,360.00
6050	Contracted Lawn Service (SFH)	\$52,800.00
	Total Operating Expenses - Single Family	\$176,307.50
	<i>Number of Units</i>	54
	<i>Annual Common Area Cost Per Unit</i>	\$3,264.95
	<i>Quarterly Common Area Cost Per Unit</i>	\$816.24
Reserve for Replacement		
9171	Pooled Reserves	\$13,477.13
	Total - Reserves	\$13,477.13
	<i>Number of Units</i>	131
	<i>Annual Common Area Cost Per Unit</i>	\$102.88
	<i>Quarterly Common Area Cost Per Unit</i>	\$25.72
9980	Total Expense	\$356,404.38

Condo - Quarterly Dues	\$377.51
Single Family - Quarterly Dues	\$1,111.72

SCHEDULE OF RESERVES FOR CAPITAL EXPENDITURES
AND DEFERRED MAINTENANCE

RESERVE ITEM		ESTIM.LIFE (YRS) WHEN NEW	REPLACEMENT COST	REMAINING LIFE (YRS)	Estimated 31-Dec BALANCE	ANNUAL RESERVE REQUIRED	AMOUNT FOR FULL FUNDING (MONTHLY)
Pooled		20	\$250,000.00	17	\$20,887.91	\$13,477.13	\$1,123.09