

THE GROVE at HARBOR HILLS - 2025 APPROVED BUDGET				
	2023 BUDGET	2024 BUDGET	2025 PROPOSED BUDGET	2024-2025 VARIANCE
INCOME				
		TOTAL	TOTAL	
4020 - Assessments (Quarterly)	\$79,800.00	\$83,600.00	\$87,780.00	\$4,180.00
4060 - Late Charges	\$400.00	\$400.00	\$400.00	\$0.00
4080 - Closing Fees*	\$500.00	\$500.00	\$500.00	\$0.00
4100 - Interest - Operating Accounts	\$3.00	\$3.00	\$10.00	\$7.00
4121 - Empty Lot Maintenance (Quarterly)	\$720.00	\$2,400.00	\$2,400.00	\$0.00
4191 - Transmitter	\$455.00	\$455.00	\$455.00	\$0.00
4280 - Application Fees	\$66.00	\$66.00	\$66.00	\$0.00
4968 - Recapture of Bad Debt	\$6,107.00	\$0.00	\$0.00	\$0.00
4969 - Allowance - Doubtful Accounts	\$0.00	-\$1,000.00	-\$1,000.00	\$0.00
TOTAL INCOME	\$88,051.00	\$86,424.00	\$90,611.00	\$4,187.00
EXPENSES				
GROUNDS MAINTENANCE				
6040 - Contracted Lawn Service	\$21,600.00	\$21,700.00	\$22,680.00	\$980.00
6043 - Empty Lot Maint	\$720.00	\$720.00	\$720.00	\$0.00
6054 - Abandoned Home Maint	\$1,000.00	\$1,000.00	\$1,000.00	\$0.00
6120 - Irrigation Repairs	\$1,000.00	\$1,000.00	\$750.00	-\$250.00
6150 - Electric - Irrigation	\$965.00	\$965.00	\$1,064.00	\$99.00
6160 - Misc Materials	\$4,800.00	\$3,324.00	\$3,324.00	\$0.00
6162 - Misc Repairs/Supplies	\$11,000.00	\$7,000.00	\$7,000.00	\$0.00
6231 - Pressure Cleaning	\$0.00	\$0.00	\$3,500.00	\$3,500.00
6240 - Tree Trim & Removal	\$1,210.00	\$1,300.00	\$5,000.00	\$3,700.00
6290 - Street Light Electric	\$1,215.00	\$1,300.00	\$1,250.00	-\$50.00
6420 - Street Sweeping	\$3,500.00	\$3,500.00	\$0.00	-\$3,500.00
6600 - Gate Electric	\$450.00	\$600.00	\$0.00	-\$600.00
6607 - Gate Water	\$233.00	\$233.00	\$0.00	-\$233.00
6620 - Gate Telephone	\$960.00	\$960.00	\$0.00	-\$960.00
TOTAL GROUNDS MAINTENANCE	\$48,653.00	\$43,602.00	\$46,288.00	\$2,686.00
GATE MAINTENANCE				
6600 - Gate Electric	\$0.00	\$0.00	\$550.00	\$550.00
6607 - Gate Water	\$0.00	\$0.00	\$200.00	\$200.00
6625 - Gate Repair	\$0.00	\$0.00	\$6,000.00	\$6,000.00
6647 - Gate Internet	\$0.00	\$0.00	\$1,000.00	\$1,000.00
TOTAL GATE MAINTENANCE	\$0.00	\$0.00	\$7,750.00	\$7,750.00
ADMINISTRATIVE				
8020 - Management Fee	\$8,400.00	\$8,820.00	\$10,020.00	\$1,200.00
8040 - Postage	\$700.00	\$700.00	\$650.00	-\$50.00
8047 - Corporate Transparency	\$0.00	\$0.00	\$395.00	\$395.00
8060 - Copies/Printing/Supplies	\$2,166.00	\$2,166.00	\$2,800.00	\$634.00
8061 - Website Maintenance	\$1,620.00	\$1,620.00	\$1,900.00	\$280.00
8069 - Technology Fee	\$0.00	\$0.00	\$300.00	\$300.00
8080 - CPA Services	\$800.00	\$850.00	\$850.00	\$0.00
8100 - Legal Expense	\$1,916.00	\$1,916.00	\$1,500.00	-\$416.00
8120 - Insurance	\$8,000.00	\$8,800.00	\$8,800.00	\$0.00
8180 - Income Tax	\$140.00	\$140.00	\$677.00	\$537.00
8208 - Security Camera	\$1,000.00	\$1,000.00	\$0.00	-\$1,000.00
8210 - Credit Investigations	\$104.00	\$104.00	\$104.00	\$0.00
8321 - Social Committee	\$1,000.00	\$1,300.00	\$1,000.00	-\$300.00
8340 - Contingency	\$4,800.00	\$6,640.00	\$4,800.00	-\$1,840.00
8380 - Annual Meeting Expense	\$232.00	\$232.00	\$232.00	\$0.00
8390 - FED/STATE Filing	\$96.00	\$110.00	\$110.00	\$0.00
TOTAL ADMINISTRATIVE EXPENSE	\$30,974.00	\$34,398.00	\$34,138.00	-\$260.00
RESERVE FOR REPLACEMENT				
9170 - Deferred Maintenance	\$7,800.00	\$7,800.00	\$2,435.00	-\$5,365.00
TOTAL RESERVE EXPENSE	\$7,800.00	\$7,800.00	\$2,435.00	-\$5,365.00
TOTAL EXPENSES	\$87,427.00	\$85,800.00	\$90,611.00	\$4,811.00
<i>Income less expenses, must always be zero</i>	<i>\$624.00</i>	<i>\$624.00</i>	<i>\$0.00</i>	<i>-\$624.00</i>
TOTAL HOMES	95	Assessment Difference		% (+ / -)
2024 QUARTERLY ASSESSMENT	\$220.00	\$44.00		5%
2025 QUARTERLY ASSESSMENT	\$231.00			