THE GROVE at HARBOR HILLS - 2026 APPROVED BUDGET	
	2026 BUDGET
INCOME	**TOTAL**
4020 - Assessments (Quarterly)	$92,167.80
4060 - Late Charges	$400.00
4080 - Closing Fees*	$500.00
4100 - Interest - Operating Accounts	$10.00
4121 - Empty Lot Maintenance (Quarterly)	$2,400.00
4191 - Transmitter	$455.00
4280 - Application Fees	$66.00
4969 - Allowance - Doubtful Accounts	-$1,000.00
TOTAL INCOME	**$94,998.80**
EXPENSES	
GROUNDS MAINTENANCE	
6040 - Contracted Lawn Service	$30,000.00
6043 - Empty Lot Maint	$500.00
6054 - Abandoned Home Maint	$1,000.00
6100 - Fertilizer	$500.00
6120 - Irrigation Repairs	$750.00
6150 - Electric - Irrigation	$1,064.00
6160 - Misc Materials	$3,324.00
6162 - Misc Repairs/Supplies	$5,000.00
6231 - Pressure Cleaning	$2,000.00
6240 - Tree Trim & Removal	$3,000.00
6290 - Street Light Electric	$3,479.00
TOTAL GROUNDS MAINTENANCE	**$50,617.00**
GATE MAINTENANCE	
6600 - Gate Electric	$550.00
6607 - Gate Water	$338.00
6625 - Gate Repair	$5,000.00
6647 - Gate Internet	$1,187.00
TOTAL GATE MAINTENANCE	**$7,075.00**
ADMINISTRATIVE	
8020 - Management Fee	$10,521.00
8040 - Postage	$990.00
8060 - Copies/Printing/Supplies	$3,000.00
8061 - Website Maintenance	$2,133.00
8069 - Technology Fee	$300.00
8080 - CPA Services	$850.00
8100 - Legal Expense	$1,500.00
8120 - Insurance	$9,781.00
8180 - Income Tax	$911.00
8210 - Credit Investigations	$104.00
8321 - Social Committee	$1,000.00
8340 - Contingency	$3,439.80
8380 - Annual Meeting Expense	$232.00
8390 - FED/STATE Filing	$110.00
TOTAL ADMINISTRATIVE EXPENSE	**$34,871.80**
RESERVE FOR REPLACEMENT	
9170 - Deferred Maintenance	$2,435.00
TOTAL RESERVE EXPENSE	**$2,435.00**
TOTAL EXPENSES	**$94,998.80**
Income less expenses, must always be zero	***$0.00***
TOTAL HOMES	**95**
2025 QUARTERLY ASSESSMENT	**$231.00**
2026 QUARTERLY ASSESSMENT	**$242.55**
Quarterly Assessment Difference	
Dollar Amount	**$46.19**
Percentage Amount	**5%**