

**HARBORVIEW POA – OPERATION BUDGET (January 01,2026 – December 31, 2026)**



	2026 APPROVED BUDGET (\$161)	2025 APPROVED BUDGET (\$161)	2025 "10+2" RESULTS	REMARKS
<b><u>INCOME</u></b>				
Regular Assessment	\$347,760	\$347,555	\$314,940	
Reserve Funding	(65,000)	(72,000)	(72,000)	
Home Resale Reserve Fee	2,250	0	0	New for 2026, \$750/home resale
2025 Surplus Reserve Fund/IRS 70-604	18,000	0	0	Forecasted to be ~\$18,400 per below
<u>Unapproved Incomes &amp; Fees</u>	<u>0</u>	<u>0</u>	<u>58,998</u>	Not available in 2026, could be higher
<b>TOTAL INCOMES</b>	<b>\$303,010</b>	<b>\$275,555</b>	<b>\$301,938</b>	
<b><u>EXPENSES</u></b>				
<b><u>GENERAL &amp; ADMINISTRATIVE</u></b>				
Property Management Company (PMC)	24,000	22,680	21,612	FSR to Semper Fi (\$24,000 in 2024)
PMC/Harborview POA Expenses	2,000	4,000	5,764	Mailings, postage, printing supplies
Annual Meeting Expenses	2,500	1,000	2,534	Meeting costs (ex. rental, printing, mailing)
Audit/Tax Preparation Service	3,500	3,500	3,500	
Insurance	8,000	18,000	14,799	Perry Insurance/SageSure quote at \$5,858
Property Taxes	18,150	0	18,148	2025 Property Taxes
Taxes (Federal, State, & Local)	0	1500	0	Never paid Federal or State taxes?
Uncollectible POA Fees	0	2,200	0	
<u>Legal Services</u>	<u>2,500</u>	<u>2,500</u>	<u>5,951</u>	
<b>Total General &amp; Administrative</b>	<b>\$60,650</b>	<b>\$55,380</b>	<b>\$72,322</b>	
<b><u>REPAIRS &amp; MAINTENANCE</u></b>				
General Maintenance	\$11,000	\$15,000	\$10,392	
Contract Landscape Maintenance	50,000	61,800	58,574	RFQ SOW for 2026, delay Jan. & Feb.
General Landscape Maintenance	10,500	10,000	0	No maintenance requests done in 2025
Irrigation Maintenance	1,750	2,500	1,465	
Lake/Pond Maintenance	0	0	382	
Security/Monitoring/Access	5,000	2,350	5,545	New FOB cost to be paid by resident
Gate Maintenance & Repair	16,300	8,000	19,981	New RFID cost to be paid by resident
<u>Mulch</u>	<u>8,000</u>	<u>6,750</u>	<u>6,300</u>	Forecast 106 cu. yards @ \$75 per
<b>Total Repairs &amp; Maintenance</b>	<b>\$101,550</b>	<b>\$106,400</b>	<b>\$102,639</b>	
<b><u>POOL EXPENSES</u></b>				
Pool Contract	\$12,000	\$12,000	\$10,791	RFQ for 2026, no charge for Dec
Pool License & Fees	125	125	138	
Pool Supplies	16,500	15,000	15,901	
<u>Pool Repair &amp; Maintenance</u>	<u>6,935</u>	<u>3,000</u>	<u>7,311</u>	
<b>Total Pool Expenses</b>	<b>\$35,560</b>	<b>\$30,125</b>	<b>\$34,141</b>	
<b><u>UTILITIES</u></b>				
Electric	\$38,000	\$38,000	\$38,092	Investors BLVD lights expire late 2027
Water & Sewer	7,000	11,000	3,501	2026 will be a discovery year
Trash Removal	37,000	32,100	31,148	GFL - \$16.83/can times 181 cans
<u>Telephone &amp; WIFI</u>	<u>1,750</u>	<u>2,550</u>	<u>1,678</u>	
<b>Total Utilities</b>	<b>\$83,750</b>	<b>\$83,650</b>	<b>\$74,419</b>	
<b><u>OTHER EXPENSES</u></b>				
Operating Contingency Fund	\$17,500	\$0	\$0	
<u>Reserve Fund Study</u>	<u>3,000</u>	<u>0</u>	<u>0</u>	Study for 180 homes, not req'd until 2029
<b>Total Other Expenses</b>	<b>\$20,500</b>	<b>\$0</b>	<b>\$0</b>	
<b>TOTAL EXPENSES</b>	<b>\$303,010</b>	<b>\$275,555</b>	<b>\$283,521</b>	
<b>NET INCOME/(LOSS)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$18,417</b>	<b>2025 surplus per IRS 70-604</b>