

The Reserve at Grand Harbor
2024 Approved Budget

<i>Based on 59 Homes</i> Expenses	COMMON EXPENSES		DEVELOPED LOT EXPENSES
	Annual	Monthly	Monthly
Administration			
Management Fees	\$ 10,302.00	\$ 858.50	
Legal Fees	\$ 500.00	\$ 41.67	
Accounting Fees	\$ 410.00	\$ 34.17	
Insurance	\$ 3,644.46	\$ 303.71	
Administrative Expense	\$ 750.00	\$ 62.50	
Common Area General Maintenance			
Repairs & Maintenance	\$ 1,000.00	\$ 83.33	
Christmas Lights	\$ 500.00	\$ 41.67	
Trash Removal	\$ 1,850.00	\$ 154.17	
Electric	\$ 6,075.00	\$ 506.25	
Landscaping			
Lawn Maintenance	\$ -	\$ -	\$ 176.95
Landscape Pest Control	\$ -	\$ -	\$ 30.00
Mulch Replacement	\$ 13,500.00	\$ 1,125.00	
Annuals	\$ 1,575.00	\$ 131.25	
Tree Pruning	\$ 7,260.00	\$ 605.00	
Irrigation Maintenance	\$ -	\$ -	\$ 15.00
Irrigation Parts & Labor	\$ 5,000.00	\$ 416.67	
Miscellaneous Expenses			
GHCA Master Fees	\$ 188,898.75	\$ 15,741.56	
Contingency	\$ 5,000.00	\$ 416.67	
Reserves			
Annual Reserve Contribution	\$ 4,800.00	\$ 400.00	
TOTAL EXPENSES	\$ 251,065.21	\$ 20,922.10	\$ 221.95
Common Expenses Per Lot	\$ 4,255.34	\$ 354.61	

	Annual	Quarter
Single Family Homes 2024 Assessment	\$ 6,919	\$ 1,730