

The Reserve at Grand Harbor
2025 Approved Budget

<i>Based on 59 Homes</i> Expenses	COMMON EXPENSES		DEVELOPED LOT EXPENSES
	Annual	Monthly	Monthly
Administration			
Management Fees	\$ 11,142.00	\$ 928.50	
Legal Fees	\$ 500.00	\$ 41.67	
Accounting Fees	\$ 2,100.00	\$ 175.00	
Insurance	\$ 5,920.00	\$ 493.33	
Administrative Expense	\$ 375.00	\$ 31.25	
Common Area General Maintenance			
Repairs & Maintenance	\$ 2,000.00	\$ 166.67	
Christmas Lights	\$ 3,000.00	\$ 250.00	
Trash Removal	\$ -	\$ -	
Electric	\$ 11,000.00	\$ 916.67	
Landscaping			
Lawn Maintenance	\$ -	\$ -	\$ 204.49
Landscape Pest Control	\$ -	\$ -	\$ -
Mulch Replacement	\$ 17,500.00	\$ 1,458.33	
Tree Pruning	\$ 14,500.00	\$ 1,208.33	
Irrigation Maintenance	\$ -	\$ -	\$ -
Irrigation Parts & Labor	\$ 5,000.00	\$ 416.67	
Miscellaneous Expenses			
Contingency	\$ 3,500.00	\$ 291.67	
Reserves			
Annual Reserve Contribution	\$ 4,800.00	\$ 400.00	
TOTAL EXPENSES	\$ 81,337.00	\$ 6,778.08	

Common Expenses Per Lot	\$ 1,378.59	\$ 114.88
Landscaping Expenses Per Lot	\$ 2,453.88	\$ 204.49
GHCA Master Fees Per Lot	\$ 4,332.97	\$ 361.08

	Annual	Quarter
Single Family Homes 2026 Assessment	\$ 8,165	\$ 2,041