The Falls at Grand Harbor POA
2026 PROPOSED BUDGET

		2025 Budget	2025 Estimated Year End	2026 Approved Budget
INCOME				
	Maintenance Assessment Income	$ 675,545.00	$ 683,703.00	$ 794,125.48
	Reserve Income	$ 6,000.00	$ 6,000.00	$ 7,500.00
	Owner Finance Charges	$ -	$ 3,738.55	
	Legal Fees Reimbursement	$ -	$ 1,996.00	
	Developer Contribution	$ -	$ -	
	Misc. Owner Income	$ -	$ 50.00	
		$ 681,545.00	**$ 695,487.55**	**$ 801,625.48**
GENERAL & ADMINISTRATIVE EXPENSES				
07100	Management Fees	$ 22,370.00	$ 22,370.04	$ 23,041.00
07150	Legal Fees	$ 2,500.00	$ 3,310.80	$ 7,200.00
07200	Accounting Fees	$ 405.00	$ 405.00	$ 425.00
07250	Insurance	$ 13,159.00	$ 13,050.36	$ 13,906.00
07400	Administrative Expense	$ 750.00	$ 475.49	$ 650.00
07350	Annual Fees, Permits, Etc.	$ 637.00	$ 286.25	$ 287.00
	TOTAL ADMINISTRATIVE EXPENSES	**$ 39,821.00**	**$ 39,897.94**	**$ 45,509.00**
COMMON AREA GENERAL MAINTENANCE				
07650	Maintenance Services	$ 2,000.00	$ 1,954.88	$ 1,920.00
07700	Repairs and Maintenance	$ 10,500.00	$ 5,058.00	$ 10,000.00
07710	Water Fall Maintenance	$ 2,000.00	$ 323.00	$ 2,000.00
08430	Christmas Lights	$ 300.00	$ -	$ 300.00
08700	Electric	$ 6,780.00	$ 7,323.60	$ 7,505.00
	TOTAL COMMON AREA GENERAL MAINT. EXPENSES	**$ 21,580.00**	**$ 14,659.48**	**$ 21,725.00**
COMMON AREA LANDSCAPING EXPENSES				
08710	Irrigation - Maintenance & Parts	$ 27,280.00	$ 14,522.40	$ 25,000.00
08855	Hurricane Expense	$ 3,000.00	$ -	$ -
08925	Mulch	$ 35,000.00	$ 27,540.00	$ 30,000.00
08965	Tree Pruning	$ 22,500.00	$ 6,743.00	$ 22,500.00
	TOTAL COMMON LANDSCAPING EXPENSES	**$ 87,780.00**	**$ 48,805.40**	**$ 77,500.00**
LANDSCAPE/MAINTENANCE EXPENSE (HOMES)				
09010	Landscape Maintenance - SF Homes	$ 160,317.48	$ 120,317.84	$ 165,123.48
09012	Landscape Maintenance - Duplex Homes	$ 11,520.00	$ 11,420.16	$ 11,865.60
09025	Pest Control - Interior/Perimeter (Duplexes)	$ 2,700.00	$ 2,700.00	$ 2,700.00
09030	Pest Control - Termites (Duplexes)	$ 3,000.00	$ 3,350.00	$ 3,500.00
09035	Trash Removal	$ 7,275.00	$ 6,149.10	$ -
	TOTAL LANDSCAPE/MAINT EXPENSES	**$ 184,812.48**	**$ 143,937.10**	**$ 183,189.08**
POOL EXPENSES				
09320	Maintenance - Pool	$ 7,800.00	$ 8,100.00	$ 8,345.00
09322	Pool House Cleaning	$ 1,500.00	$ 1,833.45	$ 1,800.00
09330	Electric - Pool	$ 4,650.00	$ 4,237.57	$ 4,650.00
09340	Water - Pool	$ 700.00	$ 701.40	$ 820.00
09380	Termite/Pest - Pool	$ 430.00	$ 430.00	$ 430.00
09440	Repairs & Maintenance - Pool	$ 1,850.00	$ 1,825.00	$ 2,000.00
09450	Telephone & Monitoring - Pool	$ 1,075.00	$ 1,180.37	$ 1,150.00
	TOTAL POOL EXPENSES	**$ 18,005.00**	**$ 18,307.79**	**$ 19,195.00**

MISCELLANEOUS EXPENSES

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09650	GHCA Master Fees	$	363,236.40	$	363,236.40	$	437,630.40
09950	Contingency	$	3,000.00	$	-	$	4,000.00
	Bad Debt	$	-	$	-	$	-
	TOTAL MISCELLANEOUS EXPENSES	**$**	**366,236.40**	**$**	**363,236.40**	**$**	**441,630.40**
RESERVES							
Annual Reserve Contribution		$	6,000.00	$	6,000.00	$	-
	TOTAL RESERVES	**$**	**6,000.00**	**$**	**6,000.00**	**$**	**-**
	TOTAL ALL EXPENSES	**$**	**724,234.88**	**$**	**634,844.11**	**$**	**788,748.48**

Based on 101 Homes (89 SFH, 12 Duplex)	COMMON EXPENSES		SFH EXPENSES	DUPLEX ONLY EXPENSES
Expenses	**Annual**	**Monthly**	**Monthly**	**Monthly**
Administration				
Management Fees	$ 23,041.00	$ 1,920.08		
Legal Fees	$ 7,200.00	$ 600.00		
Accounting Fees	$ 425.00	$ 35.42		
Insurance	$ 13,906.00	$ 1,158.83		
Administrative Expense	$ 650.00	$ 54.17		
Annual Fees, Permits, Etc.	$ 287.00	$ 23.92		
Common Area General Maintenance				
Maintenance Services	$ 1,920.00	$ 160.00		
Repairs and Maintenance	$ 10,000.00	$ 833.33		
Water Fall Maintenance	$ 2,000.00	$ 166.67		
Christmas Lights	$ 300.00	$ 25.00		
Electric	$ 7,505.00	$ 625.42		
Common Area Landscape Expenses				
Irrigation - Maintenance & Parts	$ 25,000.00	$ 2,083.33		
Hurricane Expense	$ -	$ -		
Mulch	$ 30,000.00	$ 2,500.00		
Tree Pruning	$ 22,500.00	$ 1,875.00		
Landscape/Maintenance Expense (Homes)				
Landscape Maintenance - SF Homes	$ -	$ -	$ 155	
Landscape Maintenance - Duplex Homes	$ -	$ -		$ 82
Pest Control - Interior/Perimeter (Duplexes)	$ -	$ -		$ 19
Pest Control - Termites (Duplexes)	$ -	$ -		$ 24
Trash Removal	$ -	$ -		
Pool Expenses				
Maintenance - Pool	$ 8,345.00	$ 695.42		
Pool House Cleaning	$ 1,800.00	$ 150.00		
Electric - Pool	$ 4,650.00	$ 387.50		
Water - Pool	$ 820.00	$ 68.33		
Termite/Pest - Pool	$ 430.00	$ 35.83		
Repairs & Maintenance - Pool	$ 2,000.00	$ 166.67		
Telephone & Monitoring - Pool	$ 1,150.00	$ 95.83		
Miscellaneous Expenses				
Contingency	$ 4,000.00	$ 333.33		
Reserves				
Annual Reserve Contribution	$ -	$ -		
TOTAL COMMON EXPENSES	$ 167,929.00	$ 13,994.08		

Common Expenses Per Lot	$ 1,663	**$ 139**		
Landscaping/Pest Control Expenses Per Lot			**$ 155**	**125**
GHCA Master Fees Per Lot	$ 4,333	**$ 361**		

	Annual	Quarter
Single Family Homes 2026 Assessment	$ 7,851	$ 1,963
Duplex Homes 2026 Assessment	$ 7,501	$ 1,875