

Harmony Island Budget

<i>2025 GHCA Budget</i>	<i>2</i>
<i>2025 Harmony Budget (Revised)</i>	<i>6</i>

	2024 Estimate				2025 Budget			
	Operations	Replacement Fund	Deferred Maintenance Fund	Total Operations & Reserves	Operations	Replacement Fund	Deferred Maintenance Fund	Total Operations & Reserves
Income Statement								
Revenues								
Maintenance Assessments	4,025,707	-	-	4,025,707	4,167,162	-	-	4,167,162
Replacement Reserve Assessment	-	30,713	-	30,713	-	34,338	-	34,338
Def. Maint. Reserve Assessment	-	-	664,891	664,891	-	-	1,100,000	1,100,000
Security Gate Income	98,848	-	-	98,848	97,000	-	-	97,000
Working Capital Contributions	3,557	-	-	3,557	6,000	-	-	6,000
Cable Contract Income	-	-	38,430	38,430	-	-	38,430	38,430
Miscellaneous Income	25	-	-	25	-	-	-	-
Architectural Reviews	2,500	-	-	2,500	-	-	-	-
Late Fee Income	2,411	-	-	2,411	-	-	-	-
Interest Income	-	20,244	1,833	22,077	-	16,894	-	16,894
Total Revenues	4,133,049	50,957	705,154	4,889,160	4,270,162	51,233	1,138,430	5,459,824
Expenses								
Management								
Management Fees	184,086	-	-	184,086	186,862	-	-	186,862
Legal (including MRTA revival)	25,921	-	-	25,921	25,000	-	-	25,000
Accounting/Audit	8,489	-	-	8,489	8,500	-	-	8,500
Interest Expense	-	-	-	-	-	-	-	-
Insurance	94,597	-	-	94,597	100,000	-	-	100,000
Administrative	3,705	-	-	3,705	3,750	-	-	3,750
Total Management	316,798	-	-	316,798	324,112	-	-	324,112
Security								
Security Provider Contract	769,810	-	-	769,810	803,130	-	-	803,130
Guard House Expenses	30,984	-	-	30,984	55,000	-	-	55,000
Security Gate Expenses	78,300	-	-	78,300	80,000	-	-	80,000
Total Security	879,094	-	-	879,094	938,130	-	-	938,130
Landscape Maintenance								
Lake & Estuary Maintenance	264,593	-	-	264,593	269,000	-	-	269,000
Mangrove Trimming	151,120	-	-	151,120	201,120	-	-	201,120
Invasive Removal & Cleanup	36,933	-	-	36,933	60,000	-	-	60,000
Irrigation Repairs	98,707	-	-	98,707	80,000	-	-	80,000
Lawn Care	448,000	-	-	448,000	483,000	-	-	483,000
Mulch	-	-	-	-	-	-	-	-
Tree & Plant Pruning/Replacement	180,000	-	-	180,000	230,000	-	-	230,000
Total Landscape Maintenance	1,179,354	-	-	1,179,354	1,323,120	-	-	1,323,120
Utilities								
Cable & Internet Service	1,268,799	-	-	1,268,799	1,320,800	-	-	1,320,800
Electricity	48,802	-	-	48,802	50,000	-	-	50,000
Pump Electricity	32,820	-	-	32,820	33,000	-	-	33,000
Total Utilities	1,350,421	-	-	1,350,421	1,403,800	-	-	1,403,800
Repairs & Maintenance								
Fountain Maintenance	12,524	-	-	12,524	-	-	-	-
Maintenance Services	13,364	-	-	13,364	-	-	-	-
Christmas Lights	18,000	-	-	18,000	18,000	-	-	18,000
Maintenance Supplies	26,903	-	-	26,903	40,000	-	-	40,000
Repairs & Maintenance General	69,186	-	-	69,186	98,000	-	-	98,000
Repairs & Maintenance Pumps	-	-	-	-	-	-	-	-
Hurricane/Storm Expense	25,000	-	-	25,000	25,000	-	-	25,000
Contingency	28,800	-	-	28,800	100,000	-	-	100,000
Total Repairs & Maintenance	193,778	-	-	193,778	281,000	-	-	281,000

2025 BUDGET

10/22/2024

	2024 Estimate				2025 Budget			
	Operations	Replacement Fund	Deferred Maintenance Fund	Total Operations & Reserves	Operations	Replacement Fund	Deferred Maintenance Fund	Total Operations & Reserves
Special Projects								
Bridge Rebuilding	-	-	-	-	-	-	-	-
Road Resurfacing	-	21,115	-	21,115	-	-	-	-
Sidewalk Rehabilitation	-	-	-	-	-	-	-	-
Reclaim Pond Retention Wall	-	-	1,200,000	1,200,000	-	-	-	-
Stormwater Pond Remediation	-	-	363,000	363,000	-	-	650,000	650,000
Oak Harbor Irrigation Pumps	-	-	27,390	27,390	-	-	-	-
Security Upgrades	-	-	1,753	1,753	-	-	-	-
Guardhouse Roofs	-	-	-	-	-	-	-	-
Guardrails	-	-	35,000	35,000	-	-	-	-
Light Poles & Fixtures	-	-	-	-	-	-	-	-
45th St Gate	-	-	-	-	-	-	-	-
Seawalls	-	-	-	-	-	-	-	-
Estuary Maintenance	-	-	-	-	-	-	-	-
Term Loan Interest	-	-	92,924	92,924	-	-	151,002	151,002
Total Special Projects	-	21,115	1,720,067	1,741,182	-	-	801,002	801,002
Litigation Expenses	-	-	84,207	84,207	-	-	-	-
Total Expenses	3,919,445	21,115	1,804,274	5,744,834	4,270,162	-	801,002	5,071,163
Excess of Revenues over Expenses	213,604	29,842	(1,099,120)	(855,674)	-	51,233	337,428	388,661
Fund Balances								
Beginning Balance	602,400	467,024	(1,780,734)	(711,310)	616,004	496,866	(2,679,854)	(1,566,984)
Net Change Year to Date	213,604	29,842	(1,099,120)	(855,674)	-	51,233	337,428	388,661
Interfund Transfers	(200,000)	-	200,000	-	-	-	-	-
Ending Balance	616,004	496,866	(2,679,854)	(1,566,984)	616,004	548,099	(2,342,426)	(1,178,323)
Cash Flow Analysis								
CASH FLOWS FROM OPERATING ACTIVITIES								
Excess of Revenues over Expenses	213,604	29,842	(1,099,120)	(855,674)	-	51,233	337,428	388,661
(Increase) Decrease in:								
Accounts Receivable	8,763	-	-	8,763	-	-	-	-
Bad Debt Allowance	-	-	-	-	-	-	-	-
Other Receivables	-	-	-	-	-	-	-	-
Prepaid Insurance	9,093	-	-	9,093	-	-	-	-
(Decrease) Increase in:								
Accounts Payable & Accruals	(37,952)	-	-	(37,952)	-	-	-	-
Prepaid Assessments	(1,482)	-	-	(1,482)	-	-	-	-
Deferred Revenue	-	-	(38,430)	(38,430)	-	-	(38,430)	(38,430)
Net Cash from (used in) Operations	192,026	29,842	(1,137,550)	(915,682)	-	51,233	298,998	350,231
CASH FLOWS FROM FINANCING ACTIVITIES								
Interfund Transfer	(200,000)	-	200,000	-	-	-	-	-
LOC Borrowings	-	-	-	-	-	-	-	-
Term Loan Repayments	-	-	(84,488)	(84,488)	-	-	(109,224)	(109,224)
Term Loan Borrowings	-	-	1,000,000	1,000,000	-	-	-	-
Change in Interfund Borrowings	17,089	(2,828)	(14,261)	-	-	-	-	-
Net Cash from (used in) Financing	(182,911)	(2,828)	1,101,251	915,512	-	-	(109,224)	(109,224)
Net cash change:	9,115	27,014	(36,299)	(170)	-	51,233	189,774	241,007
Cash Beginning	26,470	468,876	321,286	816,632	35,586	495,890	284,987	816,463
Cash Ending	35,586	495,890	284,987	816,463	35,586	547,123	474,761	1,057,469

	2024 Estimate				2025 Budget			
	Operations	Replacement Fund	Deferred Maintenance Fund	Total Operations & Reserves	Operations	Replacement Fund	Deferred Maintenance Fund	Total Operations & Reserves
Balance Sheet								
Current Assets								
Cash or Cash Equivalents	35,586	495,890	284,987	816,463	35,586	547,123	474,761	1,057,469
Assessments Receivable	-	-	-	-	-	-	-	-
less Allowance Bad Debt Allowance	-	-	-	-	-	-	-	-
Net Assessments Receivable	-	-	-	-	-	-	-	-
Other Receivables	8,329	-	-	8,329	8,329	-	-	8,329
Prepaid Insurance & Expenses	75,410	-	-	75,410	75,410	-	-	75,410
InterFund Transfers Borrowings	-	-	-	-	-	-	-	-
Total Current Assets	119,325	495,890	284,987	900,202	119,325	547,123	474,761	1,141,208
Other Assets								
Due from Developer	604,093	976	-	605,068	604,093	976	-	605,068
Deposits	5,104	-	-	5,104	5,104	-	-	5,104
Total Other Assets	609,197	976	-	610,172	609,197	976	-	610,172
Total Assets	728,521	496,866	284,987	1,510,374	728,521	548,099	474,761	1,751,381
Liabilities								
Current Liabilities								
Accounts Payable & Accruals	99,862	-	-	99,862	99,862	-	-	99,862
Accrued Expenses	-	-	-	-	-	-	-	-
Prepaid Assessments	12,655	-	-	12,655	12,655	-	-	12,655
Deferred Revenue, current	-	-	-	-	-	-	-	-
Term Loans Payable, current	-	-	-	-	-	-	-	-
LOC Notes Payable	-	-	-	-	-	-	-	-
Total Current Liabilities	112,517	-	-	112,517	112,517	-	-	112,517
Long Term Liabilities								
Deferred Revenue, less current portion	-	-	76,860	76,860	-	-	38,430	38,430
Term Loans Payable, less current portion	-	-	2,887,981	2,887,981	-	-	2,778,757	2,778,757
Total Long Term Liabilities	-	-	2,964,841	2,964,841	-	-	2,817,187	2,817,187
Total Liabilities	112,517	-	2,964,841	3,077,358	112,517	-	2,817,187	2,929,704
Fund Balance	616,004	496,866	(2,679,854)	(1,566,984)	616,004	548,099	(2,342,426)	(1,178,323)
Total Liabilities & Fund Balance	728,521	496,866	284,987	1,510,374	728,521	548,099	474,761	1,751,381

GHCA ASSESSMENT SCHEDULE

Total Assessment			Universal Assessment	Cable & Management	Total per month	Monthly Assessment	Annual Assessment
			\$ 3,793,838	\$ 1,507,662			\$ 5,301,499.78
	Total Assessed Lots	Total less Cable & Management					
Caldicott House	24	24	\$ 213.76	\$ 85.94	\$ 299.70	\$ 7,192.74	\$ 86,312.87
Camden House	24	24	\$ 213.76	\$ 85.94	\$ 299.70	\$ 7,192.74	\$ 86,312.87
Coventry Island	33	33	\$ 213.76	\$ 85.94	\$ 299.70	\$ 9,890.02	\$ 118,680.20
Grand Harbor Club	20	20	\$ 213.76	\$ 85.94	\$ 299.70	\$ 5,993.95	\$ 71,927.39
Grand Harbor Marina	1	1	\$ 213.76	\$ 85.94	\$ 299.70	\$ 299.70	\$ 3,596.37
Grand Harbor Marina Special	17	0	\$ 213.76	-	\$ 213.76	\$ 3,633.94	\$ 43,607.34
Hamilton Island	16	16	\$ 213.76	\$ 85.94	\$ 299.70	\$ 4,795.16	\$ 57,541.91
Harbor Island	14	14	\$ 213.76	\$ 85.94	\$ 299.70	\$ 4,195.76	\$ 50,349.18
Harbor Links	36	36	\$ 213.76	\$ 85.94	\$ 299.70	\$ 10,789.11	\$ 129,469.31
Harbor Pointe	37	37	\$ 213.76	\$ 85.94	\$ 299.70	\$ 11,088.81	\$ 133,065.68
Harbor Side #1	6	6	\$ 213.76	\$ 85.94	\$ 299.70	\$ 1,798.18	\$ 21,578.22
Harbor Side #2	6	6	\$ 213.76	\$ 85.94	\$ 299.70	\$ 1,798.18	\$ 21,578.22
Harbor Side #3	6	6	\$ 213.76	\$ 85.94	\$ 299.70	\$ 1,798.18	\$ 21,578.22
Harbor Side #4	6	6	\$ 213.76	\$ 85.94	\$ 299.70	\$ 1,798.18	\$ 21,578.22
Harbor Village	73	73	\$ 213.76	\$ 85.94	\$ 299.70	\$ 21,877.92	\$ 262,534.99
Harbor's Edge 2	11	11	\$ 213.76	\$ 85.94	\$ 299.70	\$ 3,296.67	\$ 39,560.07
Harborside #5	6	6	\$ 213.76	\$ 85.94	\$ 299.70	\$ 1,798.18	\$ 21,578.22
Harmony Island	183	183	\$ 213.76	\$ 85.94	\$ 299.70	\$ 54,844.64	\$ 658,135.65
Marina Village	14	14	\$ 213.76	\$ 85.94	\$ 299.70	\$ 4,195.76	\$ 50,349.18
Marina Village Tower 1	6	6	\$ 213.76	\$ 85.94	\$ 299.70	\$ 1,798.18	\$ 21,578.22
Marina Village Tower 2	6	6	\$ 213.76	\$ 85.94	\$ 299.70	\$ 1,798.18	\$ 21,578.22
Mayfair House	12	12	\$ 213.76	\$ 85.94	\$ 299.70	\$ 3,596.37	\$ 43,156.44
Newport Condominium	46	46	\$ 213.76	\$ 85.94	\$ 299.70	\$ 13,786.08	\$ 165,433.00
North Harbor Village	18	18	\$ 213.76	\$ 85.94	\$ 299.70	\$ 5,394.55	\$ 64,734.65
Oak Harbor Club	44	44	\$ 213.76	\$ 85.94	\$ 299.70	\$ 13,186.69	\$ 158,240.27
Osprey Pointe	6	6	\$ 213.76	\$ 85.94	\$ 299.70	\$ 1,798.18	\$ 21,578.22
River Club	71	71	\$ 213.76	\$ 85.94	\$ 299.70	\$ 21,278.52	\$ 255,342.25
River Point	9	9	\$ 213.76	\$ 85.94	\$ 299.70	\$ 2,697.28	\$ 32,367.33
River Village Estates	16	16	\$ 213.76	\$ 85.94	\$ 299.70	\$ 4,795.16	\$ 57,541.91
River Village Tower I	6	6	\$ 213.76	\$ 85.94	\$ 299.70	\$ 1,798.18	\$ 21,578.22
River Village Tower II	6	6	\$ 213.76	\$ 85.94	\$ 299.70	\$ 1,798.18	\$ 21,578.22
River Village Tower III	6	6	\$ 213.76	\$ 85.94	\$ 299.70	\$ 1,798.18	\$ 21,578.22
River Village Tower IV	6	6	\$ 213.76	\$ 85.94	\$ 299.70	\$ 1,798.18	\$ 21,578.22
River Village Tower V	6	6	\$ 213.76	\$ 85.94	\$ 299.70	\$ 1,798.18	\$ 21,578.22
Riverview 11	9	9	\$ 213.76	\$ 85.94	\$ 299.70	\$ 2,697.28	\$ 32,367.33
Somerset House	26	26	\$ 213.76	\$ 85.94	\$ 299.70	\$ 7,792.13	\$ 93,505.61
St. Andrew's	29	29	\$ 213.76	\$ 85.94	\$ 299.70	\$ 8,691.23	\$ 104,294.72
St. Anne's	31	31	\$ 213.76	\$ 85.94	\$ 299.70	\$ 9,290.62	\$ 111,487.46
St. Catherine's	22	22	\$ 213.76	\$ 85.94	\$ 299.70	\$ 6,593.34	\$ 79,120.13
St. David's Island	73	73	\$ 213.76	\$ 85.94	\$ 299.70	\$ 21,877.92	\$ 262,534.99
St. Elizabeth	20	20	\$ 213.76	\$ 85.94	\$ 299.70	\$ 5,993.95	\$ 71,927.39
St. George	23	23	\$ 213.76	\$ 85.94	\$ 299.70	\$ 6,893.04	\$ 82,716.50
St. James	54	54	\$ 213.76	\$ 85.94	\$ 299.70	\$ 16,183.66	\$ 194,203.96
St. Joseph's	14	14	\$ 213.76	\$ 85.94	\$ 299.70	\$ 4,195.76	\$ 50,349.18
St. Margaret's	7	7	\$ 213.76	\$ 85.94	\$ 299.70	\$ 2,097.88	\$ 25,174.59
St. Philips	12	12	\$ 213.76	\$ 85.94	\$ 299.70	\$ 3,596.37	\$ 43,156.44
Sunset Cove	15	15	\$ 213.76	\$ 85.94	\$ 299.70	\$ 4,495.46	\$ 53,945.54
Victoria Island	97	97	\$ 213.76	\$ 85.94	\$ 299.70	\$ 29,070.65	\$ 348,847.86
Wood Duck Island	67	67	\$ 213.76	\$ 85.94	\$ 299.70	\$ 20,079.73	\$ 240,956.77
Laguna Village (RV)	23	23	\$ 213.76	\$ 85.94	\$ 299.70	\$ 6,893.04	\$ 82,716.50
Reserve (East)	59	59	\$ 213.76	\$ 85.94	\$ 299.70	\$ 17,682.15	\$ 212,185.81
The Falls	101	101	\$ 213.76	\$ 85.94	\$ 299.70	\$ 30,269.44	\$ 363,233.34
	1,479	1,462					\$ 5,301,499.78
2025 Assessment			\$ 213.76	\$ 85.94	\$ 299.70		
2024 Assessment			\$ 183.87	\$ 82.94	\$ 266.81		
% Change			16.26%	3.61%	12.33%		

Harmony Island Condominium Association, Inc.

2025 Operating Budget - 183 Units

For the Period 1/1/2025- 12/31/2025

		2024	2024 Estimated Year End	2025	2025 Revised	Variance
GL	<u>Income from Owner Assessments</u>					
6310	Owner Harmony Fees	\$ 1,985,272.98	\$ 1,985,272.98	\$ 2,154,299.59	\$ 2,081,454.87	\$ 96,181.89
6310	Owner GHCA Fees	\$ 585,906.28	\$ 585,906.28	\$ 658,135.65	\$ 658,135.65	\$ 72,229.37
	Total Income from Owner Assessments	\$ 2,571,179.26	\$ 2,571,179.26	\$ 2,812,435.24	\$ 2,739,590.52	\$ 168,411.26
7100	Management Fee	\$ 54,491.74	\$ 54,491.74	\$ 57,216.33	\$ 57,216.33	\$ 2,724.59
7150	Legal Fees	\$ 4,000.00	\$ 3,000.00	\$ 3,500.00	\$ 3,500.00	\$ (500.00)
7155	Legal Fees, Collection	\$ 6,000.00	\$ 12,052.00	\$ 8,000.00	\$ 8,000.00	\$ 2,000.00
7200	Audit Fees	\$ 3,920.00	\$ 8,520.00	\$ 4,120.00	\$ 4,120.00	\$ 200.00
7350	Fees to the Division/Corporate	\$ 793.00	\$ 793.00	\$ 793.00	\$ 793.00	\$ -
7340	Uncollectible Common Charges	\$ 12,000.00	\$ 15,000.00	\$ 13,000.00	\$ 13,000.00	\$ 1,000.00
7400	Administrative Expense	\$ 4,000.00	\$ 2,479.88	\$ 2,600.00	\$ 2,600.00	\$ (1,400.00)
	Total Admin. Expenses	\$ 85,204.74	\$ 96,336.62	\$ 89,229.33	\$ 89,229.33	\$ 4,024.59
	<u>Insurance</u>					
7250	Property Insurance (12 Bldgs. And all carports)	\$ 542,381.37	\$ 542,381.37	\$ 596,619.51	\$ 525,325.00	\$ (17,056.37)
7260	Workman's Comp	\$ 509.00	\$ 509.00	\$ 559.90	\$ 509.00	\$ -
7255	General Liability	\$ 10,971.63	\$ 10,944.00	\$ 12,038.40	\$ 11,600.00	\$ 628.37
7265	D&O / Umbrella / Crime / B & M	\$ 11,114.29	\$ 11,532.00	\$ 12,685.20	\$ 11,625.00	\$ 510.71
7300	Flood	\$ 52,944.00	\$ 52,944.00	\$ 60,413.00	\$ 60,413.00	\$ 7,469.00
	Total Insurance Expense	\$ 617,920.29	\$ 618,310.37	\$ 682,316.01	\$ 609,472.00	\$ (8,448.29)
	<u>Building Expense</u>					
7650	Maintenance Staff	\$ 158,246.00	\$ 156,965.28	\$ 166,712.00	\$ 166,712.00	\$ 8,466.00
7700	Repairs & Maintenance Supplies	\$ 18,500.00	\$ 18,500.00	\$ 18,500.00	\$ 18,500.00	\$ -
7750	Contractor Repair Service	\$ 72,000.00	\$ 71,000.00	\$ 70,000.00	\$ 70,000.00	\$ (2,000.00)
7900	Pest Control Interior & Exterior	\$ 8,000.00	\$ 6,588.00	\$ 14,000.00	\$ 14,000.00	\$ 6,000.00
7910	Golf Cart Maintenance	\$ 500.00	\$ 2,697.00	\$ 1,000.00	\$ 1,000.00	\$ 500.00
7950	Pest Control Exterior -Terminix	\$ 16,900.14	\$ 17,243.00	\$ 17,300.00	\$ 17,300.00	\$ 399.86
7955	Pest Control Exterior (included in 7900)	\$ 6,500.00	\$ 7,267.00	\$ -	\$ -	\$ (6,500.00)
NEW GL	Bat Warranty	\$ -	\$ -	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00
	Total Building Expense	\$ 280,646.14	\$ 280,260.28	\$ 295,512.00	\$ 295,512.00	\$ 14,865.86
	<u>Elevator Expense</u>					
8050	Elevator Maintenance Contract (Thysen-Krupp)	\$ 38,294.37	\$ 38,905.00	\$ 40,461.20	\$ 40,461.20	\$ 2,166.83
8150	Permit / Inspections	\$ 2,890.00	\$ 3,015.00	\$ 3,135.60	\$ 3,135.60	\$ 245.60
8200	Elevator Telephone	\$ 7,441.35	\$ 11,357.00	\$ 11,664.00	\$ 11,664.00	\$ 4,222.65
	Total Elevator Expense	\$ 48,625.72	\$ 53,277.00	\$ 55,260.80	\$ 55,260.80	\$ 6,635.08
	<u>Utilities</u>					
8650	Trash Removal	\$ 14,836.64	\$ 15,775.08	\$ 15,000.00	\$ 15,000.00	\$ 163.36
8700	Electric	\$ 27,183.60	\$ 24,244.00	\$ 25,000.00	\$ 25,000.00	\$ (2,183.60)
8750	Water & Sewer	\$ 6,097.60	\$ 5,672.00	\$ 5,800.00	\$ 5,800.00	\$ (297.60)
	Total Utilities	\$ 48,117.84	\$ 45,691.08	\$ 45,800.00	\$ 45,800.00	\$ (2,317.84)
	<u>Landscape Maintenance</u>					
8850	Landscaping / Fertilization (Creative)	\$ 84,198.38	\$ 82,950.00	\$ 83,390.52	\$ 83,390.52	\$ (807.86)
8855	Annuals	\$ 1,900.00	\$ 1,900.00	\$ 1,900.00	\$ 1,900.00	\$ -
8900	Sod Replacement	\$ 9,585.00	\$ 9,585.00	\$ 9,585.00	\$ 9,585.00	\$ -
9000	Shrub & Tree Replacement	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ -
9050	Tree Trimming - Palms	\$ 11,631.00	\$ 12,385.00	\$ 12,400.00	\$ 12,400.00	\$ 769.00
9055	Tree Trimming - Oaks	\$ 6,000.00	\$ 6,200.00	\$ 6,000.00	\$ 6,000.00	\$ -
9100	Irrigation Repairs & Maintenance	\$ 25,000.00	\$ 22,516.00	\$ 12,500.00	\$ 12,500.00	\$ (12,500.00)
	Total Landscape Expense	\$ 148,314.38	\$ 145,536.00	\$ 135,775.52	\$ 135,775.52	\$ (12,538.86)

Harmony Island Condominium Association, Inc.

2025 Operating Budget - 183 Units

For the Period 1/1/2025- 12/31/2025

	<u>2024</u>	<u>2024 Estimated</u> <u>Year End</u>	<u>2025</u>	<u>2025 Revised</u>	<u>Variance</u>
<u>Pool Maintenance</u>					
9320 Pool / Spa Service /Permits	\$ 7,254.00	\$ 7,465.00	\$ 7,763.60	\$ 7,763.60	\$ 509.60
9340 Pool Furniture	\$ 1,500.00	\$ 1,683.00	\$ 1,500.00	\$ 1,500.00	\$ -
9350 Pool Repairs & Maintenance	\$ 5,000.00	\$ 6,591.00	\$ 5,000.00	\$ 5,000.00	\$ -
9400 Pool Supplies	\$ 500.00	\$ 849.00	\$ 500.00	\$ 500.00	\$ -
Total Pool Maintenance	\$ 14,254.00	\$ 16,588.00	\$ 14,763.60	\$ 14,763.60	\$ 509.60
<u>Other Expense</u>					
7405 Loan Payments/Interest	\$ 111,600.00	\$ 89,380.00	\$ 153,000.00	\$ 153,000.00	\$ 41,400.00
9550 Contingency	\$ 30,000.00	\$ 28,000.00	\$ 27,800.00	\$ 27,800.00	\$ (2,200.00)
Total Other Expense	\$ 141,600.00	\$ 117,380.00	\$ 180,800.00	\$ 180,800.00	\$ 39,200.00
<u>Reserves & Deferred Maintenance</u>					
5010 Painting	\$ 73,627.60	\$ 73,627.60	\$ 101,563.91	\$ 101,563.91	\$ 27,936.31
5020 Roadway Resurfacing	\$ 10,110.96	\$ 10,110.96	\$ 13,656.16	\$ 13,656.16	\$ 3,545.20
5030 Flat Roof Repair / Replacement	\$ 16,429.70	\$ 16,429.70	\$ 16,257.62	\$ 16,257.62	\$ (172.08)
5040 Main Roof - Barrel Tiles	\$ 347,139.93	\$ 347,139.93	\$ 368,609.94	\$ 368,609.94	\$ 21,470.01
5045 Gutters	\$ 71,428.57	\$ 71,428.57	\$ 73,450.10	\$ 73,450.10	\$ 2,021.53
5050 Balcony and Walkway Coatings	\$ 57,782.66	\$ 57,782.66	\$ 54,533.33	\$ 54,533.33	\$ (3,249.33)
5080 Elevator Replacement	\$ 17,018.82	\$ 17,018.82	\$ 17,883.28	\$ 17,883.28	\$ 864.46
5060 Pool-Resurface	\$ 4,457.86	\$ 4,457.86	\$ 4,409.83	\$ 4,409.83	\$ (48.03)
5090 Golf Cart Replacement	\$ 1,592.64	\$ 1,592.64	\$ 1,587.20	\$ 1,587.20	\$ (5.44)
5092 Milestone	\$ 1,001.13	\$ 1,001.13	\$ 2,890.95	\$ 2,890.25	\$ 1,889.12
5091 SIRS	\$ -	\$ -	\$ -	\$ -	\$ -
Total Reserves	\$ 600,589.87	\$ 600,589.87	\$ 654,842.33	\$ 654,841.62	\$ 54,251.75
<u>Totals</u>					
Total Administration Expense	\$ 85,204.74	\$ 96,336.62	\$ 89,229.33	\$ 89,229.33	\$ 4,024.59
Total Insurance	\$ 617,920.29	\$ 618,310.37	\$ 682,316.01	\$ 609,472.00	\$ (8,448.29)
Total Building Expense	\$ 280,646.14	\$ 280,260.28	\$ 295,512.00	\$ 295,512.00	\$ 14,865.86
Total Elevator Expense	\$ 48,625.72	\$ 53,277.00	\$ 55,260.80	\$ 55,260.80	\$ 6,635.08
Total Utilities	\$ 48,117.84	\$ 45,691.08	\$ 45,800.00	\$ 45,800.00	\$ (2,317.84)
Total Landscaping Expense	\$ 148,314.38	\$ 145,536.00	\$ 135,775.52	\$ 135,775.52	\$ (12,538.86)
Total Pool Expense	\$ 14,254.00	\$ 16,588.00	\$ 14,763.60	\$ 14,763.60	\$ 509.60
Total Other	\$ 141,600.00	\$ 117,380.00	\$ 180,800.00	\$ 180,800.00	\$ 39,200.00
Total Reserves	\$ 600,589.87	\$ 600,589.87	\$ 654,842.33	\$ 654,841.62	\$ 54,251.75
Total Expenses	\$ 1,985,272.98	\$ 1,973,969.22	\$ 2,154,299.59	\$ 2,081,454.87	\$ 96,181.89
<u>Other Fees</u>					
9650 Master Association Fees (GHCA)	\$ 585,906.28	\$ 585,906.28	\$ 658,135.65	\$ 658,135.65	\$ 72,229.37
Total Other Fees	\$ 585,906.28	\$ 585,906.28	\$ 658,135.65	\$ 658,135.65	\$ 72,229.37
Total Budget	\$ 2,571,179.26	\$ 2,559,875.50	\$ 2,812,435.24	\$ 2,739,590.52	\$ 168,411.26

<u>1st quarter only</u>				
<u>Quarterly Assessments 2025</u>	<u>1 BR</u>	<u>2 BR</u>	<u>2 BR/Den</u>	<u>3 BR</u>
Full Funding of Reserves	<u>48 Units</u>	<u>53 Units</u>	<u>66 Units</u>	<u>16 Units</u>
	0.00377	0.00532	0.00644	0.00701
2025 Budget for Harmony Island	\$ 2,030.43	\$ 2,865.22	\$ 3,468.42	\$ 3,775.41
2025 Master Association Fees	\$ 899.09	\$ 899.09	\$ 899.09	\$ 899.09
Total Quarterly Assessment 2025	\$2,929.52	\$3,764.31	\$4,367.51	\$4,674.50

<u>2nd, 3rd and 4th Quarter</u>				
<u>Quarterly Assessments 2025</u>	<u>1 BR</u>	<u>2 BR</u>	<u>2 BR/Den</u>	<u>3 BR</u>
Full Funding of Reserves	<u>48 Units</u>	<u>53 Units</u>	<u>66 Units</u>	<u>16 Units</u>
	0.00377	0.00532	0.00644	0.00701
2025 Budget for Harmony Island	\$ 1,961.77	\$ 2,768.33	\$ 3,351.14	\$ 3,647.75
2025 Master Association Fees	\$ 899.09	\$ 899.09	\$ 899.09	\$ 899.09
Credit for 1st Quarter Insurance	\$ 22.89	\$ 32.29	\$ 39.09	\$ 42.55
Total Quarterly Assessment 2025	\$2,837.98	\$3,635.13	\$4,211.14	\$4,504.29

Note: The estimated uncollectible common charges does not include GHCA (Master Association) fees.

Harmony Island Condominium Association, Inc.

2025 Budget - Reserve Schedule

For the Period 1/1/2025 - 12/31/2025

Full Funding

	<u>Estimated Useful Life</u>	<u>Cost of Replacement</u>	<u>Fund Balance at 12/31/2024</u>	<u>Remaining Estimated Years of Useful Life</u>	<u>2025 Reserve Requirement Full funding</u>
Painting	8	\$ 599,310.00	\$ 91,490.43	5	\$ 101,563.91
Roadway Resurface / Repair	20	\$ 218,270.00	\$ 149,989.18	5	\$ 13,656.16
Flat Roof Repair / Replacement	20	\$ 200,000.00	\$ 118,711.89	5	\$ 16,257.62
Main Roofs Barrel Tile	25	\$ 3,972,150.00	\$ 1,760,490.39	6	\$ 368,609.94
Gutters	25	\$ 500,000.00	\$ 59,299.38	6	\$ 73,450.10
Balcony and Walkway Coatings	7	\$ 250,000.00	\$ 86,400.00	3	\$ 54,533.33
Elevators	25	\$ 500,000.00	\$ 106,567.79	22	\$ 17,883.28
Pool Resurface	12	\$ 55,000.00	\$ 32,950.87	5	\$ 4,409.83
Golf Cart Replacement	10	\$ 15,000.00	\$ 5,476.81	6	\$ 1,587.20
Milestone	10	\$ 80,000.00	\$ 53,981.42	9	\$ 2,890.95
SIRS	5	\$ 8,000.00	\$ 21,175.00	4	\$ -
Total Reserves		\$ 6,397,730.00	\$ 2,486,533.16		\$ 654,842.33

*The fund balance for Main Roof Barrel Tile includes \$200,000 earmarked for this reserve account from the operating account.