

HARBOUR MANSION CONDOMINIUM ASSOCIATION 2022 BUDGET

APPROVED BY: \_\_\_\_\_

2022 Budget	2022
INCOME	BUDGET
Association Dues	\$1,261,107.00
Garage Fees	\$62,100.00
Administration Fee	\$750.00
Move In/Move Out Fee	\$500.00
Interest Deferred Maint	\$200.00
Interest Income Reserves	\$1,500.00
Laundry Income	\$8,200.00
Late Charges	\$150.00
Membership/Working Capital	\$13,000.00
Clubroom Rental	\$5,000.00
Repairs/Damages to units	\$7,500.00
work order fees HMC MAINTENANCE FEES/ WORK ORDERS	\$90,000.00
Municipal Reimbursement	\$200.00
<i>Beach Chair Service/cabana team</i>	\$6,920.00
Beach Chair Income/purchase chairs and umbrellas	\$10,000.00
Prior Year Surplus	\$15,333.00
<b>TOTAL INCOME:</b>	<b>\$1,482,460.00</b>
<b>EXPENSES</b>	<b>2022</b>
<b>GENERAL &amp; ADMINISTRATIVE</b>	<b>BUDGET</b>

Audit Fee	\$5,600.00
Dues and Subscriptions	\$310.00
Engineering/Architect	\$2,000.00
Insurance Expense	\$100,000.00
Legal Fees-General	\$8,000.00
Licenses and Permits	\$3,500.00
Management Fees	\$115,000.00
Miscellaneous Expense	\$1,000.00
Office Expense	\$13,500.00
P/R Service Charge	\$3,000.00
Postage	\$1,000.00
Social Committee	\$3,500.00
Storage Rental Fee	\$200.00
Telephone	\$4,000.00
CONCIERGE/FRONT DESK (BUILDING LINK)	\$3,000.00
<b>SERVICES</b>	
Exterminating	\$1,000.00
Landscaping	\$4,400.00
Snow Removal	\$9,000.00
Beach/Pool Contract	\$52,000.00
Beach/Pool Non Contract	\$10,000.00
Property Security	\$1,000.00
Trash Removal	\$600.00

<b>UTILITIES</b>	
Electric	\$145,000.00
Water	\$34,000.00
Gas	\$183,000.00
<b>REPAIRS &amp; MAINTENANCE</b>	
General Repairs	\$5,000.00
Exercise Equip. Maint.	\$500.00
Maint. Tools & Supplies	\$45,000.00
Parking Lot Maintenance	\$500.00
Heating System Repairs	\$1,200.00
Plumbing Repairs	\$4,000.00
Entry Gate	\$1,000.00
Electrical Repairs	\$1,000.00
Elevator Repairs	\$10,000.00
Fire System	\$3,500.00
Pool Supplies & Repairs	\$10,000.00
Generator	\$1,000.00
Painting	\$1,500.00
Sprinkler System Maint.	\$350.00
Furniture-Foyer Area/hallways	\$500.00
<b>PAYROLL</b>	
Salaries	\$298,000.00
Payroll Taxes	\$27,000.00
Employee Medical Benefits	\$27,200.00
Insurance -Workers Comp	\$12,000.00

Janiking	\$53,000.00
<b>RESERVE FUNDING</b>	
Deferred Maintenance	\$18,700.00
Replacement Reserves	\$200,000.00
<b>HVAC MAINTENANCE</b>	\$600.00
work order (ac Unit Owner)	\$45,000.00
Beach Furniture/awning	\$600.00
Boiler repairs/Monitoring of Boilers	\$10,000.00
Interest Deferred Maint	\$200.00
Interest Replace Reserve	\$1,500.00
<b>TOTAL EXPENSES</b>	\$1,482,460.00

**ANTICIPATED PROJECTS 2022 TO COME FROM RESERVES**

POOL AREA WINDOWS

BUILDING FAÇADE MAINTENANCE

POOL AREA RENOVATIONS