HARBOUR POINTE OF MIAMI CONDOMINIUM ASSOCIATION
JANUARY 01/2025- DECEMBER 31/2025- APPROVED Budget With RESERVES

	2024 BUDGET	2024 ACTUAL	2025 BUDGET
INCOME	Jan-Dec/2024	JAN-SEP/2024	Jan-Dec/2025
Maintenance Fees WITHOUT RESERVES	$ -		$ 1,166,043
Maintenance Fees WITH RESERVES	$ 1,239,518	$ 913,094	$ 1,295,043
Laundry Income	$ 60,000	$ 38,888	$ 60,000
Interest Income	$ 100	$ -	$ 100
Parking Rental Income	$ 13,900	$ 10,888	$ 13,900
Entrance Cards/Remote/Keys Income	$ 2,500	$ 1,052	$ 2,500
Application Fee Income	$ 7,500	$ 3,650	$ 7,500
Incom Rent 823-211	$ 40,000	$ 23,145	$ 40,000
Other Income Arrears Received	$ 5,000	$ -	$ 5,000
Sub Total Income:	$ 129,000	$ 77,623	$ 129,000
TOTAL MAINTENANCE BILLED TO OWNERS	$ 1,110,518	$ 835,471	$ 1,166,043
EXPENSES			
Insurance			
Wells Fargo (Total Premium & Flood 2024-2025)	$ 528,859	$ 456,266	$ 538,859
Sub Total:	$ 528,859	$ 456,266	$ 538,859
General Building Repairs & Maintenance			
Boiler Room	$ 2,000	$ 4,076	$ 2,000
Building Repairs & Tool Supplies	$ 38,000	$ 56,816	$ 59,316
Cleaning Supplies	$ 3,000	$ 2,500	$ 3,000
Elevator Maintenance	$ 15,000	$ 25,380	$ 15,000
Security Cameras Entry System Maintenance	$ 5,000	$ 7,366	$ 5,000
Fire Alarm System Maintenance	$ 10,000	$ 9,917	$ 10,000
Ground/Landscaping/garden supplies	$ 10,000	$ 8,416	$ 10,000
Deposit Machine Rental	$ 1,000	$ 519	$ 1,000
I T Maintenance Computers & Printers	$ 5,000	$ 2,529	$ 5,000
GYM	$ 2,000	$ 942	$ 2,000
Pest Control	$ 5,000	$ 4,550	$ 5,000
Plumbing	$ 26,000	$ 2,200	$ 26,000
Lift Station and Pump Services	$ 10,000	$ 6,230	$ 10,000
Maintenance and Repairs Swimming Pool	$ 7,000	$ 35,448	$ 7,000
Sub Total:	$ 139,000	$ 166,889	$ 160,316
General Administrative Services			
Audit/Accounting	$ 5,300	$ 5,300	$ 5,300
Bookkeeper/office secretary	$ 35,000	$ 31,080	$ 35,000
Maintenance Employee	$ 28,000	$ 23,823	$ 28,000
Housekepping Employees	$ 27,000	$ 22,517	$ 27,000
Janitorial/Maintenance Employees	$ 27,000	$ 22,968	$ 27,000
Payroll Taxes & W/C	$ 33,000	$ 29,395	$ 33,000
Payroll Services	$ 2,000	$ 1,588	$ 2,000
Legal & attorney Fees	$ 8,000	$ 8,000	$ 8,000
Management Service	$ 30,000		$ 30,000
Reserve Study	$ 9,600		$ 9,600
Bureau of Condominium (DBPR)	$ 728		$ 728
Maillings & Postage	$ 1,400	$ 1,558	$ 1,400
Laundry Equipment / Services	$ 10,000	$ 20,825	$ 10,000
Office Suplies	$ 1,000	$ 468	$ 1,000
Rental units Expenses	$ 2,000		$ 2,000
Permits & Inspections	$ 3,000	$ 47,268	$ 3,000
Contigency & Property Taxes	$ 1,000		$ 1,000
Corporate Taxes	$ 2,000	$ -	$ 2,000
Screening Services	$ 2,500	$ 1,360	$ 2,500
Sub Total:	$ 228,528	$ 214,790	$ 228,528
Utilities			
Electricity (FP&L)	$ 40,000	$ 35,047	$ 45,000
Gas TECO	$ 25,000	$ 24,415	$ 30,000
StormWater	$ 11,000	$ 8,190	$ 13,209
Telephone Service Lines (Elevators ATT)	$ 13,700	$ 5,566	$ 13,700
Waste Removal	$ 35,000	$ 31,025	$ 35,000
Bad Dept	$ 431		$ 431
Water & Sewer	$ 170,000	$ 145,936	$ 170,000
Sub Total:	$ 295,131	$ 250,179	$ 307,340
SUB TOTALS (WITHOUT RESERVES):	$ 1,191,518	$ 1,088,124	$ 1,235,043
Reserves Account	ALLOCATION RESERVE 2023		ALLOCATION RESERVE 2024
Boiler	$ 7,600		$ 7,600
Elevators	$ 8,000		$ 8,000
Fire System	$ 4,500		$ 4,500
Painting	$ 8,000		$ 8,000
Parking	$ 6,000		$ 18,000
Pool	$ 2,900		$ 2,900
Roof	$ 1,000		$ 1,000
Sprinklers	$ 10,000		$ 10,000
Sub Total:	$ 48,000	$ 36,000	$ 60,000
TOTALS	$ 1,239,518	$ 1,124,124	$ 1,295,043

☑ APPROVED

Nov 6/2024

HARBOUR POINT OF MIAMI CONDOMINIUM ASSOCIATION, INC.

JANUARY 01/2025 DECEMBER 31/2025- APPROVED Budget With RESERVES

2025 BUDGET $ 1,166,043.00 $ 97,170 Increase 5%

UNIT	BED/BATH	% OF CE	2025 MONTHLY PAYMENT	Approved 2025 Increase 5%	Actual Payment 2024
101	3 Bed/ 2 Bath	0.77458%	$ 753	$ 36	$ 717
102	2 Bed/ 2 Bath	0.63496%	$ 617	$ 29	$ 588
103	2 Bed/ 2 Bath	0.66301%	$ 644	$ 30	$ 614
104	1 Bed/ 1 1/2 Bath	0.49981%	$ 486	$ 23	$ 463
105	1 Bed/ 1 1/2 Bath	0.49981%	$ 486	$ 23	$ 463
106	1 Bed/ 1 1/2 Bath	0.49981%	$ 486	$ 23	$ 463
107	2 Bed/ 2 Bath	0.63496%	$ 617	$ 29	$ 588
108	2 Bed/ 2 Bath	0.63496%	$ 617	$ 29	$ 588
110	1 Bed/ 1 Bath	0.47176%	$ 458	$ 21	$ 437
112	1 Bed/ 1 Bath	0.47176%	$ 458	$ 21	$ 437
114	2 Bed/ 2 Bath	0.63496%	$ 617	$ 29	$ 588
115	1 Bed/ 1 Bath	0.47176%	$ 458	$ 21	$ 437
116	1 Bed/ 1 1/2 Bath	0.49981%	$ 486	$ 23	$ 463
117	1 Bed/ 1 Bath	0.47176%	$ 458	$ 21	$ 437
118	1 Bed/ 1 Bath	0.47176%	$ 458	$ 21	$ 437
119	2 Bed/ 2 Bath	0.63496%	$ 617	$ 29	$ 588
120	1 Bed/ 1 1/2 Bath	0.49981%	$ 486	$ 23	$ 463
121	1 Bed/ 1 1/2 Bath	0.49981%	$ 486	$ 23	$ 463
122	2 Bed/ 2 Bath	0.63496%	$ 617	$ 29	$ 588
123	2 Bed/ 2 Bath	0.66301%	$ 644	$ 30	$ 614
125	2 Bed/ 2 Bath	0.65664%	$ 638	$ 30	$ 608
222	1 Bed/1 Bath	0.46120%	$ 448	$ 21	$ 427
Total for 1st Floor		12.38586%	$ 12,035		

APPROVED
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UNIT	BED/BATH	% OF CE			2025 MONTHLY PAYMENT	Approved 2025 Increase 5%	Actual Payment 2024
201-801	3 Bed/ 2 Bath	0.75800%	5.30600%		$ 737	$ 36	$ 701
202-802	2 Bed/ 2 Bath	0.61838%	4.32866%		$ 601	$ 29	$ 572
203-803	2 Bed/ 2 Bath	0.64644%	4.52508%		$ 628	$ 30	$ 598
204-804	1 Bed/ 1 1/2 Bath	0.48323%	3.38261%		$ 470	$ 23	$ 447
205-805	1 Bed/ 1 1/2 Bath	0.48323%	3.38261%		$ 470	$ 23	$ 447
206-806	1 Bed/ 1 1/2 Bath	0.48323%	3.38261%		$ 470	$ 23	$ 447
207-807	2 Bed/ 2 Bath	0.61838%	4.32866%		$ 601	$ 29	$ 572
208-808	2 Bed/ 2 Bath	0.61838%	4.32866%		$ 601	$ 29	$ 572
209-809	1 Bed/ 1 Bath	0.45518%	3.18626%		$ 442	$ 21	$ 421
210-810	1 Bed/ 1 Bath	0.45518%	3.18626%		$ 442	$ 21	$ 421
211-811	1 Bed/ 1 Bath	0.45518%	3.18626%		$ 442	$ 21	$ 421
212-812	1 Bed/ 1 Bath	0.45518%	3.18626%		$ 442	$ 21	$ 421
214-814	2 Bed/ 2 Bath	0.61838%	4.32866%		$ 601	$ 29	$ 572
215-815	1 Bed/ 1 Bath	0.45518%	3.18626%		$ 442	$ 21	$ 421
216-816	1 Bed/ 1 1/2 Bath	0.48323%	3.38261%		$ 470	$ 23	$ 447
217-817	1 Bed/ 1 Bath	0.45518%	3.18626%		$ 442	$ 21	$ 421
218-818	1 Bed/ 1 Bath	0.45518%	3.18626%		$ 442	$ 21	$ 421
219-819	2 Bed/ 2 Bath	0.61838%	4.32866%		$ 601	$ 29	$ 572
220-820	1 Bed/ 1 1/2 Bath	0.48323%	3.38261%		$ 470	$ 23	$ 447
221-821	1 Bed/ 1 1/2 Bath	0.48323%	3.38261%		$ 470	$ 23	$ 447
322-822	2 Bed/ 2 Bath	0.61838%	3.71028%		$ 601	$ 29	$ 572
223-823	2 Bed/ 2 Bath	0.64644%	4.52508%		$ 628	$ 30	$ 598
225-825	3 Bed/ 2 Bath	0.75800%	5.30600%		$ 737	$ 36	$ 701
		12.60480%	87.61522%	$ 85,135.93	$ 12,248		
Grand Total			100.00108%	$ 97,171.30			