

Estimated Income and Expense	2020	2021	2022
	Actual	Actual	Budget
Single Family			
Duplex			
Income			
Homeowner's Assessments	288,916	313,877	362,269
Working Capital Contribution	2,672	3,492	-
Developer Contribution - Deficit Funding	10,000	59,299	59,190
Developer Contribution - GH Vero Holdings	17,666	12,618	12,752
Late Fee Income	209	703	-
Miscellaneous Income	-	-	-
Interest Income	14	-	-
Total Income	319,478	389,989	434,211
General & Admin Expenses			
Accounting Fees	3,215	3,310	3,310
Administration Exp	577	46	845
Insurances	6,125	10,024	8,266
Legal Fees	-	-	5,000
Total General & Admin Expenses	9,917	13,380	17,421
Common Expense			
Fert - Pest - Common	1,380	1,380	2,229
Irrigation Maint-Common	1,140	1,140	1,197
Lawn Care - Common	5,700	5,700	5,985
Trees, Mulch, Pine Straw	18,765	15,950	17,850
Tree Pruning	23,675	27,900	29,423
Christmas Lights	-	-	400
Hurricane Expense	1,000	-	1,000
Total Common Landscape Expense	51,660	52,070	58,084
Pool Expense			
Fert - Pest - Pool	252	432	445
Irrigation Maint-Pool	240	240	252
Lawn Care - Pool	1,560	1,560	1,638
Electric - Pool	2,371	3,594	3,000
Maintenance - Pool	5,708	6,996	8,383
Maintenance Hours - Pool	5,035	1,805	3,360
Water - Pool	636	539	560
Termite - Pool	100	100	100
Repairs & Maint - Pool	1,203	2,038	1,826
Total Pool Expense	17,104	17,303	19,563
General Maintenance			
Maintenance Services	696	2,063	2,007
Repairs & Maintenance	5,520	35,124	21,728
Water Fall Maintenance	3,845	15,646	8,383
Irrigation Parts	26,508	6,165	6,032
Electric	5,024	8,773	9,120
Total General Maintenance	41,593	67,770	47,270
Total Common Expenses	110,357	137,143	124,917
Variable Expenses			
Management Fees SF	8,467	9,792	10,152
Trash Removal SF	3,753	4,278	3,580
Fert - Pest Units SF	10,656	12,576	14,213
Irrigation Maint-Units SF	6,660	7,680	8,883
Lawn Care - Units SF	51,700	59,020	65,142
Management Fees DX	2,616	2,592	2,592
Pest Control - Termite DX	300	1,750	1,200
Pest Control - Interior DX	2,779	2,943	2,700
Trash Removal DX	-	-	914
Roof Cleaning Dx	-	-	6,000
Fert - Pest Units DX	1,512	1,544	1,588
Irrigation Maint-Units DX	1,440	1,470	1,512
Lawn Care - Units DX	9,360	9,920	9,828
Landscape Extras-Units	-	-	-
Total Variable Expenses	99,244	113,564	128,304
Grand Harbor M.A.F.S.	99,960	125,902	163,569
Total Expenses	319,478	389,989	434,211
Current Yr. Net Income (Loss)	-	-	(0)
Reserves Expense	4,190	3,260	4,775
Reserves Income	3,860	3,128	2,789
Developer Reserve Funding	330	132	1,986
Reserve Balance	-	-	-
Total Developer Funding (Oper & Reserve)	10,000	59,299	59,190

Assessments 2022		
Annual	Quarterly	Monthly
\$6,400	\$1,600	\$533
\$6,424	\$1,606	\$535

HOA Dues 2021			
	Annual	Quarterly	Monthly
Single Family	\$5,736	\$1,434	\$478
Duplex	\$5,452	\$1,363	\$454
HOA Dues 2022			
Increase/(Decrease) Single Family	\$664	\$166	\$55
Increase/(Decrease) Duplex	\$972	\$243	\$81

12% SF
18% DX