

**The Falls at Grand Harbor POA  
2024 APPROVED BUDGET**

*Based on 101 Homes (89 SFH, 12 Duplex)*

Expenses	COMMON EXPENSES		SFH EXPENSES	DUPLEX ONLY EXPENSES
	Annual	Monthly	Monthly	Monthly
<b>Administration</b>				
Management Fees	\$ 21,304.00	\$ 1,775.33		
Legal Fees	\$ 2,500.00	\$ 208.33		
Accounting Fees	\$ 410.00	\$ 34.17		
Insurance	\$ 12,850.00	\$ 1,070.83		
Administrative Expense	\$ 850.00	\$ 70.83		
Annual Fees, Permits, Etc.	\$ 237.00	\$ 19.75		
<b>Common Area General Maintenance</b>				
Maintenance Services	\$ 2,000.00	\$ 166.67		
Repairs and Maintenance	\$ 18,500.00	\$ 1,541.67		
Water Fall Maintenance	\$ 2,000.00	\$ 166.67		
Christmas Lights	\$ 300.00	\$ 25.00		
Electric	\$ 8,475.00	\$ 706.25		
<b>Common Area Landscape Expenses</b>				
Irrigation - Maintenance & Parts	\$ 20,000.00	\$ 1,666.67		
Hurricane Expense	\$ 3,000.00	\$ 250.00		
Trees, Mulch, Pine Straw	\$ 20,000.00	\$ 1,666.67		
Tree Pruning	\$ 22,500.00	\$ 1,875.00		
<b>Landscape/Maintenance Expense (Homes)</b>				
Landscape Maintenance - SF Homes	\$ -	\$ -	\$ 151.28	
Landscape Maintenance - Duplex Homes	\$ -	\$ -		\$ 80.00
Pest Control - Interior/Perimeter (Duplexes)	\$ -	\$ -		\$ 18.75
Pest Control - Termites (Duplexes)	\$ -	\$ -		\$ 20.83
Trash Removal	\$ 5,070.00	\$ 422.50		
<b>Pool Expenses</b>				
Maintenance - Pool	\$ 7,200.00	\$ 600.00		
Cleaning Contract- Pool	\$ 3,700.00	\$ 308.33		
Electric - Pool	\$ 5,450.00	\$ 454.17		
Water - Pool	\$ 585.00	\$ 48.75		
Termite/Pest - Pool	\$ 430.00	\$ 35.83		
Repairs & Maintenance - Pool	\$ 1,850.00	\$ 154.17		
Telephone & Monitoring - Pool	\$ 987.00	\$ 82.25		
<b>Miscellaneous Expenses</b>				
GHCA Master Fees	\$ 323,369.04	\$ 705.53		
Contingency	\$ 5,500.00	\$ 458.33		
<b>Reserves</b>				
Annual Reserve Contribution	\$ 6,000.00	\$ 500.00		
<b>TOTAL EXPENSES</b>	\$ 495,067.04	\$ 15,013.70	\$ 151.28	\$ 119.58
<b>Common Expenses Per Lot</b>	\$ 4,901.65	\$ 408.47		

	Annual	Quarter
<b>Single Family Homes 2024 Assessment</b>	\$ 6,717	\$ 1,679
<b>Duplex Homes 2024 Assessment</b>	\$ 6,337	\$ 1,584