

The Reserve at Grand Harbor
2025 Approved Budget

Based on 59 Homes

Expenses	COMMON EXPENSES		DEVELOPED LOT EXPENSES
	Annual	Monthly	Monthly
Administration			
Management Fees	\$ 10,817.10	\$ 901.43	
Legal Fees	\$ 500.00	\$ 41.67	
Accounting Fees	\$ 2,100.00	\$ 175.00	
Insurance	\$ 4,430.00	\$ 369.17	
Administrative Expense	\$ 350.00	\$ 29.17	
Common Area General Maintenance			
Repairs & Maintenance	\$ 2,000.00	\$ 166.67	
Christmas Lights	\$ 500.00	\$ 41.67	
Trash Removal	\$ 2,505.00	\$ 208.75	
Electric	\$ 11,580.00	\$ 965.00	
Landscaping			
Lawn Maintenance	\$ -	\$ -	\$ 181.75
Landscape Pest Control	\$ -	\$ -	\$ 31.00
Mulch Replacement	\$ 13,500.00	\$ 1,125.00	
Tree Pruning	\$ 8,500.00	\$ 708.33	
Irrigation Maintenance	\$ -	\$ -	\$ 16.00
Irrigation Parts & Labor	\$ 5,000.00	\$ 416.67	
Miscellaneous Expenses			
Contingency	\$ 3,500.00	\$ 291.67	
Reserves			
Annual Reserve Contribution	\$ 4,800.00	\$ 400.00	
TOTAL EXPENSES	\$ 70,082.10	\$ 5,840.18	

Common Expenses Per Lot	\$ 1,187.83	\$ 98.99
Landscaping Expenses Per Lot	\$ 2,744.99	\$ 228.75
GHCA Master Fees Per Lot	\$ 3,596.37	\$ 299.70

	Annual	Quarter
Single Family Homes 2025 Assessment	\$ 7,529	\$ 1,882