

**Budget Statement**  
**3UE6 HARBOUR ISLE AT HUTCHINSON  
ISLAND EAST CONDO ASSN**  
**12/31/2018**

FIRSTSERVICE RESIDENTIAL  
C/O FIRSTSERVICE RESIDENTIAL  
Boca Raton FL 33487

Account	Description	Monthly Budget	Year Budget
<b>REVENUE</b>			
40000	Owner Assessments	99,923	1,199,120
40002 00	Reserve Income	16,237	194,800
40011	Late Fee Income	87	1,000
40030	Application Fee	337	4,000
40078	Late Fee Interest	587	7,000
40080	Interest Income	87	1,000
40090	Barcode/Swipe Card Income	87	1,000
41000	Clubhouse Rental Income	125	1,500
41005	Storage Income	2,267	27,160
<b>**TOTAL REVENUE</b>		<b>\$119,737</b>	<b>\$1,436,580</b>
<b>EXPENSES</b>			
<b>**ADMINISTRATIVE</b>			
50005	Annual Audit	263	3,200
50011	Property Maintenance Assoc Fee	2,163	26,000
50012 00	Bad Debts	87	1,000
50045 00	Legal Fees	663	8,000
50048	Annual Condo Fees	163	2,000
50050 15a	License, Taxes, Permit Elevator Cert	75	900
50059	Social Events	87	1,000
50075	Office Supplies	650	7,800
50100	Screening Fees	163	2,000
<b>**TOTAL ADMINISTRATIVE</b>		<b>\$4,314</b>	<b>\$51,900</b>
<b>**INSURANCE</b>			
52030	Multiperil Insurance	12,982	155,740
<b>**TOTAL INSURANCE</b>		<b>\$12,982</b>	<b>\$155,740</b>
<b>**UTILITIES</b>			
54050 00	Electricity	5,837	70,000
54070 00	Water & Sewer	18,112	217,300
54080	Gas/Fuel Oil	87	1,000
54100 00	Telephone	837	10,000
<b>**TOTAL UTILITIES</b>		<b>\$24,873</b>	<b>\$298,300</b>
<b>**CONTRACTS</b>			
60013	Cable Television	14,913	179,000
60035	Elevator Inspection	100	1,200
60040	Elevator Contract	1,913	23,000
60050	Fire Alarm System	2,112	25,300
60075	Contract Service	6,000	72,000
60079	Tree & Mangrove Trimming	663	8,000
60090	Lawn & Irrigation	6,250	75,000
61000	Management Services	7,663	92,000
61010	Pest Control	327	3,880
61020	Pool/Spa Contract	600	7,200
61045 00	Security Services	10,913	131,000
61055	Trash Removal	3,063	36,800

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**12/31/2018**

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C/O FIRSTSERVICE RESIDENTIAL  
Boca Raton FL 33487

Account	Description	Monthly Budget	Year Budget
<b>**TOTAL CONTRACTS</b>		<b>\$54,517</b>	<b>\$654,380</b>
<b>**REPAIRS &amp; MAINTENANCE</b>			
70005	R&M-Air Conditioning	250	3,000
70025	R&M-Building	1,087	13,000
70048 87	R&M Equipment Exercise	250	3,000
70030	R&M Clubhouse	163	2,000
70040	R&M-Elevator	87	1,000
70043 68a	Repairs/Maintenance Pool	413	5,000
70043 69	Repairs/Maintenance Signs	37	400
70054	R&M-Gate	163	2,000
70065	R&M-Golf Cart	100	1,200
70068	R&M-Lighting	163	2,000
70100	R&M-Pool Furn/Equip	125	1,500
70135	Landscaping Plant Replacement	413	5,000
70179	Mulch/Soil	500	6,000
70216	Janitorial Service & Supplies	837	10,000
70230	Irrigation Maint	337	4,000
70288	Miscellaneous Exp.	250	3,000
<b>**TOTAL REPAIRS &amp; MAINTENANCE</b>		<b>\$5,175</b>	<b>\$62,100</b>
<b>**RECREATION CENTER</b>			
70108 05	Storage Garages Bldg Rpr/Maint	104	1,281
70108 14	Storage Garages Electric	125	1,500
70108 27	Storage Garages Insurance	1,017	12,259
70108 35a	Storage Garages Landscape Maint	100	1,200
70108 42	Storage Garages Office	87	1,000
70108 43	Storage Garages Pest Control	10	120
70108 76	Storage Garages Accountant/Bookkeeper	87	1,000
70201 17	Storage Garages Fire Control System	87	1,000
<b>**TOTAL RECREATION CENTER</b>		<b>\$1,617</b>	<b>\$19,360</b>
<b>**RESERVE TRANSFERS</b>			
80000 00	Reserve Transfers	16,237	194,800
<b>**TOTAL RESERVE TRANSFERS</b>		<b>\$16,237</b>	<b>\$194,800</b>
<b>**TOTAL EXPENSES</b>		<b>\$119,715</b>	<b>\$1,436,580</b>
<b>NET INCOME/(LOSS)</b>		<b>\$22</b>	<b>\$0</b>



## COUPON/STATEMENT REQUEST - MAINTENANCE

Association name

Harbour Isle East

Entity Number

3UE6

Number of Units

288

Please select (by checking the box) only one action (A or B)

- A.  Approved new budget  
B.  Amended budget  Retroactive for full year?  Or partial year, if so, From: \_\_\_\_\_ To: \_\_\_\_\_

Homeowner's accounts to be adjusted? \_\_\_\_\_ If Yes, what is the effective date

Please complete all items below

1. Is this community under Developer control?  No
  2. Are the Maintenance fees changing?  No If all units pay the same, enter amount \$  /Unit
  3. Frequency:  Quarterly Annual (Jan 1st) If Other, specify which months: \_\_\_\_\_
  4. Is there a master association fee collected as a separate charge through this entity?  No  
If yes, please submit a separate fee schedule or enter the amount here if all homeowners pay the same amount. \$  /Unit
  5. Are there additional fees collected as a separate charge through this entity (i.e. parking, dock, etc.)?  Yes  
If yes, please submit a separate fee schedule or enter the amount here if all homeowners pay the same amount. \$  /Unit
  6. Are Reserves included in the budget?: (schedule must be included)  Fully funded  Pooled
  7. Is your Late Fee policy changing?  
 No, same as last year. (Note: if selected, the policy indicated on your coupons will remain the same as last year).  
 Yes (If both Flat and Percentage rates are selected, only whichever is Greater will apply)  
 No Late Fee  
 Flat rate \$  after  days OR  
 Percentage rate only \$  % after  days
  8. Is your Interest Fee policy changing?  
 No, same as last year. (Note: if selected, the policy indicated on your coupons will remain the same as last year).  
 Yes (select one interest fee policy)  
 No Interest Fee  
 New Interest rate \$  % per annum after  days\*
- \*Interest is charged on the total cumulative assessment balances.
9. Do you have a continuing Special assessment that requires coupons?  No

Order Instructions

10. Format:  Coupons  Statements
11. Delivery Method:  To Owners
12. Letter of Correspondence to be included:  
 No

if yes, please go back to the submission page to attach the PDF as a general attachment.

Instructions :  \*\*\*Do not order Coupons they have already been ordered.\*\*\*\*

Please ensure your budget package contains a final budget, reserve schedule, fee schedule by unit type and any correspondences (as a separate file). Any omissions will result in a rejected submission and no further action will occur

**2489-HARBOUR ISLE AT HUTCHINSON ISLAND EAST CONDO ASSN -  
BudgetActuals**  
**Proposed Operating Budget**  
**January 1, 2018 - December 31, 2018**

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
<b>REVENUE</b>					
40000	Owner Assessments	99,927	1,199,120	99,927	1,199,120
40002-00	Reserve Income-	16,233	194,800	16,233	194,800
40011	Late Fee Income	83	1,000	83	1,000
40014	Legal Fee Income	0	0	0	0
40030	Application Fee	333	4,000	333	4,000
40060	Front Key Entry Revenue	0	0	0	0
40078	Late Fee Interest	583	7,000	583	7,000
40080	Interest Income	83	1,000	83	1,000
40081	Reserve Interest	0	0	0	0
40085	Bad debt Recovery	0	0	0	0
40090	Barcode/Swipe Card Income	83	1,000	83	1,000
41000	Clubhouse Rental Income	50	600	125	1,500
41005	Storage Income	2,263	27,160	2,263	27,160
<b>**TOTAL REVENUE</b>		<b>119,638</b>	<b>1,435,680</b>	<b>119,715</b>	<b>1,436,580</b>
<b>EXPENSES</b>					
<b>**ADMINISTRATIVE</b>					
50005	Annual Audit	250	3,000	267	3,200
50011	Property Maintenance Assoc Fee	2,167	26,000	2,167	26,000
50012-00	Bad Debts-	83	1,000	83	1,000
50015	Bank Charges	0	0	0	0
50045-00	Legal Fees-	417	5,000	667	8,000
50048	Annual Condo Fees	108	1,300	167	2,000
50050-15a	License, Taxes, Permit-Elevator Cert	75	900	75	900

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
50059	Social Events	83	1,000	83	1,000
50075	Office Supplies	667	8,000	650	7,800
50100	Screening Fees	167	2,000	167	2,000
	**TOTAL ADMINISTRATIVE	4,017	48,200	4,325	51,900
	**PROPERTY INSURANCE				
52030	Multiperil Insurance	13,000	156,000	12,978	155,740
52062-62	Insurance, Taxes - Storage--Storage Insurance	333	4,000	0	0
	**TOTAL PROPERTY INSURANCE	13,333	160,000	12,978	155,740
	**UTILITIES				
54050-00	Electricity-	5,833	70,000	5,833	70,000
54070-00	Water & Sewer-	14,333	172,000	18,108	217,300
54075	Utility Fees-Storage	250	3,000	0	0
54080	Gas/Fuel Oil	83	1,000	83	1,000
54100-00	Telephone-	1,667	20,000	833	10,000
	**TOTAL UTILITIES	22,166	266,000	24,858	298,300
	**CONTRACTS				
60013	Cable Television	14,333	172,000	14,917	179,000
60035	Elevator Inspection	100	1,200	100	1,200
60040	Elevator Contract	1,833	22,000	1,917	23,000
60050	Fire Alarm System	2,167	26,000	2,108	25,300
60075	Contract Service	6,333	76,000	6,000	72,000
60079	Tree & Mangrove Trimming	667	8,000	667	8,000
60090	Lawn & Irrigation	6,083	73,000	6,250	75,000
61000	Management Services	7,642	91,700	7,667	92,000
61010	Pest Control	333	4,000	323	3,880
61020	Pool/Spa Contract	833	10,000	600	7,200
61045-00	Security Services-	10,583	127,000	10,917	131,000

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
61055	Trash Removal	2,667	32,000	3,067	36,800
	**TOTAL CONTRACTS	53,574	642,900	54,532	654,380
	**REPAIRS/MAINTENANCE				
70005	R&M-Air Conditioning	167	2,000	250	3,000
70025	R&M-Building	4,108	49,300	1,083	13,000
70030	R&M Clubhouse	83	1,000	167	2,000
70040	R&M-Elevator	83	1,000	83	1,000
70043-68a	Repairs/Maintenance- Pool	417	5,000	417	5,000
70043-69	Repairs/Maintenance- Signs	42	500	33	400
70048-87	R&M Equipment- Exercise	473	5,680	250	3,000
70054	R&M-Gate	167	2,000	167	2,000
70065	R&M-Golf Cart	83	1,000	100	1,200
70068	R&M-Lighting	333	4,000	167	2,000
70100	R&M-Pool Furn/Equip	208	2,500	125	1,500
70135	Landscaping Plant Replacement	1,733	20,800	417	5,000
70179	Mulch/Soil	1,000	12,000	500	6,000
70216	Janitorial Service & Supplies	833	10,000	833	10,000
70217	Janitorial Supplies	0	0	0	0
70230-00	Irrigation Maint-	333	4,000	333	4,000
70288	Miscellaneous Exp.	250	3,000	250	3,000
70289-00	Contingency-	0	0	0	0
	**TOTAL REPAIRS/MAINTENANCE	10,313	123,780	5,175	62,100
	**RECREATION CENTER				
70108-05	Storage GaragesBldg Rpr/Maint	0	0	107	1,281
70108-14	Storage GaragesElectric	0	0	125	1,500
70108-27	Storage GaragesInsurance	0	0	1,022	12,259
70108-35a	Storage GaragesLandscape Maint	0	0	100	1,200

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
70108-42	Storage GaragesOffice	0	0	83	1,000
70108-43	Storage GaragesPest Control	0	0	10	120
70108-76	Storage Garages Accountant/Bookkeeper	0	0	83	1,000
70201-17	Storage GaragesFire Control System	0	0	83	1,000
	**TOTAL RECREATION CENTER	0	0	1,613	19,360
	**RESERVE TRANSFERS				
80000-00	Reserve Transfers-	16,233	194,800	16,233	194,800
80001	Reserve Interest	0	0	0	0
	**TOTAL RESERVE TRANSFERS	16,233	194,800	16,233	194,800
	**TOTAL EXPENSES	119,636	1,435,680	119,714	1,436,580
	Operating Net Income or Loss	02	0	01	0

**Harbour Isle East 2018**  
**Schedule Of Maintenance**  
**HARBOUR ISLE AT HUTCHINSON ISLAND EAST CONDO ASSN**

Building#- Unit Type	Unit #	Charge Code	Number Of Units	Current Payment	Quarterly Per Unit Maintenance	Quarterly - Total All Units	Annual - Total All Units
0000 A	ALL	MQ	288	1,210.00	1,210.00	348,480.00	1,393,920.00
0000 A	0027	UQ	1	194.00	194.00	194.00	776.00
0000 A	0016	UQ	1	194.00	194.00	194.00	776.00
0000 A	0013	UQ	1	194.00	194.00	194.00	776.00
0000 A	0035	UQ	1	194.00	194.00	194.00	776.00
0000 A	0050	UQ	1	194.00	194.00	194.00	776.00
0000 A	0078	UQ	1	194.00	194.00	194.00	776.00
0000 A	0083	UQ	1	194.00	194.00	194.00	776.00
0000 A	0070	UQ	1	194.00	194.00	194.00	776.00
0000 A	0108	UQ	1	194.00	194.00	194.00	776.00
0000 A	0107	UQ	1	194.00	194.00	194.00	776.00
0000 A	0113	UQ	1	194.00	194.00	194.00	776.00
0000 A	0138	UQ	1	194.00	194.00	194.00	776.00
0000 A	0129	UQ	1	194.00	194.00	194.00	776.00
0000 A	0132	UQ	1	194.00	194.00	194.00	776.00
0000 A	0115	UQ	1	194.00	194.00	194.00	776.00
0000 A	0179	UQ	1	194.00	194.00	194.00	776.00
0000 A	0174	UQ	1	194.00	194.00	194.00	776.00
0000 A	0145	UQ	1	194.00	194.00	194.00	776.00
0000 A	0181	UQ	1	194.00	194.00	194.00	776.00
0000 A	0148	UQ	1	194.00	194.00	194.00	776.00
0000 A	0169	UQ	1	194.00	194.00	194.00	776.00
0000 A	0158	UQ	1	194.00	194.00	194.00	776.00
0000 A	0189	UQ	1	194.00	194.00	194.00	776.00
0000 A	0154	UQ	1	194.00	194.00	194.00	776.00
0000 A	0152	UQ	1	194.00	194.00	194.00	776.00
0000 A	0197	UQ	1	194.00	194.00	194.00	776.00
0000 A	0238	UQ	1	194.00	194.00	194.00	776.00
0000 A	0277	UQ	1	194.00	194.00	194.00	776.00
0000 A	0284	UQ	1	194.00	194.00	194.00	776.00
0000 A	0258	UQ	1	194.00	194.00	194.00	776.00
0000 A	0287	UQ	1	194.00	194.00	194.00	776.00
0000 A	0274	UQ	1	194.00	194.00	194.00	776.00
0000 A	0077	UQ	1	194.00	194.00	194.00	776.00
0000 A	0167	UQ	1	194.00	194.00	194.00	776.00
<b>Total</b>			<b>288</b>			<b>355,076.00</b>	<b>1,420,304.00</b>

**HARBOUR ISLE AT HUTCHINSON ISLAND**

**Pooled Reserve Analysis WorkSheet -**

GL Code	Description	Cost Of Replacement	Useful Life (Years)	Est Useful Remaining Life(Years)
30000-40j	Painting	\$ 361,790	10	1-9
30000-635	Gatehouse	\$ 26,288	15	1-2
30000-680	Storage	\$ 201,269	34	1-33
30000-75	Restoration	\$ 1,193,520	45	1-31
30000-70	Tennis Court	\$ 45,820	28	16
30000-69	Seawall	\$ 885,000	44	11-33
30000-50	Paving	\$ 1,754,321	35	11-31
30000-45	Pool	\$ 76,830	28	10-15
30000-26	Interior	\$ 92,100	0	1-15
30000-15	Elevator	\$ 352,800	30	2-18
30000-60	Roof	\$ 1,655,900	20	12
	<b>Totals</b>	<b>\$ 6,645,638</b>		
Accumulated Balance thr September		1,193,634		
Additional Reserve Funding Thru Year End		48,700		
Total Reserves Thr Year End		1,242,334		
Estimated Expenses Thr Year End		0		
Balance To Be Funded		5,465,404		
Annual Contribution -		194,800		
Monthly Contribution		16,233		

Breakdown for Pooled Reserves	
GL 30000-00 Association	187,000.00
GL 30000-680 Storage	7,800.00
	194,800.00