

Club of Bay Harbor Condominium Association, Inc.					
	Account	Description	2025 Budget	2025 Actual	2026 Budget
Operating Accounts					
Income Accounts					
INCOME					
	40-6300-00	Monthly Assessments	\$209,119.86	\$156,921.81	\$222,013.21
	40-6305-00	Special Assessments	\$0.00	\$176,632.95	\$0.00
OTHER INCOME					
Income Accounts Total			\$209,119.86	\$334,047.77	\$222,013.21
Expense Accounts					
ADMINISTRATIVE EXPENSES					
	60-7010-00	Accounting / Tax Fees	\$1,500.00	\$1,300.00	\$3,000.00
	60-7040-00	Insurance - Commercial General Liability	\$8,125.10	\$7,385.71	\$8,673.00
	60-7041-00	Insurance - Directors & Officers	\$3,989.60	\$4,179.38	\$4,597.52
	60-7042-00	Insurance - Flood	\$10,567.20	\$10,079.00	\$11,500.00
	60-7043-00	Insurance - Commercial Property (Excluding Wind)	\$28,861.03	\$15,903.10	\$14,062.45
	60-7044-00	Insurance - Crime	\$370.11	\$0.00	\$541.36
	60-7045-00	Insurance - Worker's Comp			\$503.00
	60-7046-00	Interest Expense	\$0.00	\$6,767.50	\$7,000.00
	60-7050-00	Legal & Professional Fees	\$0.00	\$6,693.75	\$3,000.00
	60-7060-00	Management Fees	\$7,200.00	\$5,240.00	\$7,416.00
	60-7065-00	Postage/Copies/Mailings/Printing	\$1,000.00	\$855.79	\$1,000.00
	60-7070-00	Bad Debt Expense	\$0.00	\$554.20	\$10,000.00
	60-7080-00	State Condo Fees	\$0.00	\$0.00	\$250.00
	60-7090-00	Taxes / Licenses / Fees	\$300.00	\$482.55	\$500.00
	60-7500-00	Reserve Study	\$0.00	\$0.00	\$2,000.00
UTILITIES					
	61-7310-00	Electric	\$7,200.00	\$4,593.07	\$7,200.00
	61-7330-00	Water & Sewer	\$40,000.00	\$25,130.78	\$43,000.00
	61-7340-00	Telephone/Internet	\$840.00	\$666.90	\$890.00
	61-7350-00	Gas	\$3,600.00	\$2,296.51	\$3,600.00
REPAIR / MAINTENANCE					
	64-7010-00	Building Repairs & Maintenance	\$10,000.00	\$18,938.97	\$10,000.00
	64-7012-00	Roof Repair & Maintenance	\$0.00	\$0.00	\$1,100.00
	64-7013-00	Plumbing Repairs & Maintenance	\$15,000.00	\$7,680.88	\$7,500.00
	64-7025-00	Elevator Maintenance	\$1,872.00	\$1,272.00	\$1,872.00
	64-7030-00	Elevator Repairs	\$2,500.00	\$5,900.00	\$4,500.00
	64-7031-00	Elevator Inspections/Cert	\$350.00	\$529.35	\$530.00
	64-7035-00	Fire Inspection/Cert	\$500.00	\$321.00	\$500.00
	64-7045-00	Pest Control	\$2,285.52	\$1,763.55	\$2,483.16
	64-7055-00	Tree Trimming/Removal	\$2,800.00	\$1,300.00	\$2,000.00
	64-7060-00	Landscaping & Grounds Keeping	\$2,400.00	\$2,600.00	\$4,800.00
	64-7070-00	Pool Maintenance	\$5,004.00	\$4,968.35	\$6,000.00
	64-7075-00	Pool Repairs & Supplies	\$1,000.00	\$3,663.25	\$2,000.00
	64-7080-00	Janitorial Maintenance	\$12,289.00	\$9,216.54	\$12,657.42
SPECIAL ASSESSMENT					
	65-7300-00	Special Assessment Expenses	\$0.00	\$169,127.93	\$0.00
OTHER EXPENSES					
	67-8010-00	Reserve - Painting & Waterproofing	\$15,643.59	\$11,732.67	\$15,643.59
	67-8020-00	Reserve - Fire Alarm System	\$3,750.00	\$2,812.50	\$3,750.00
	67-8030-00	Reserve - Roofing	\$4,070.00	\$3,052.53	\$4,070.00
	67-8050-00	Reserve - Stucco	\$588.00	\$441.00	\$588.00
	67-8060-00	Reserve - Plumbing	\$1,285.71	\$964.26	\$1,285.71
	67-8070-00	Reserve - Concrete	\$10,000.00	\$7,499.97	\$10,000.00
	67-8080-00	Reserve - Electrical	\$2,000.00	\$1,500.03	\$2,000.00
Expense Accounts Total			\$209,119.86	\$348,436.77	\$222,013.21

	Number of Units	Percentage of Ownership	% Total Per Unit Type	Monly 2025	Per Unit Montly 2026	Total Per Month
	1	0.0352	4%	\$ 613.42	\$ 651.24	\$ 651.24
	8	0.0355	28%	\$ 618.65	\$ 656.79	\$ 5,254.31
	4	0.0431	17%	\$ 751.09	\$ 797.40	\$ 3,189.59
	4	0.0421	17%	\$ 733.66	\$ 778.90	\$ 3,115.59
	4	0.042	17%	\$ 731.92	\$ 777.05	\$ 3,108.18
	4	0.043	17%	\$ 749.35	\$ 795.55	\$ 3,182.19
Total	25		100%			\$ 18,501.10
					Total Annual	\$ 222,013.21