

November 2025

To: Harbour Master HOA Unit Owner Members

Re: **2026 OPERATING BUDGET & MAINTENANCE FEE INFORMATION**

Dear HOA Members:

Enclosed is a copy of the 2026 Harbour Master approved Operating Budget. Following considerable review, analysis, and discussion, your Board of Directors approved and adopted the 2026 Operating Budget of \$729,034.00. This is an increase of \$26,734.00 from the 2025 budget. The increased budget is solely for increased reserve account funding which is required to maintain a fully funded primary reserve account. The increase will be covered by the operating contingency account and working capital carried over to 2026. Accordingly, we are pleased to inform you that the 2026 monthly maintenance assessments will remain at the current 2025 level of \$295.00 per month.

The Master HOA fees will continue to be payable on a MONTHLY basis in 2026. Please review the following information:

Monthly assessments are due on the 1st of each month and are considered late if not received by the 10th of the month. Payments received after the 10th will be assessed the Association's Late Payment Fee of \$25.00. If you wish to pay by check, please mail your payment early enough to be received on time. The Association will not waive late fees due to postal delays. If you are concerned about mailing time, please consider enrolling in the monthly automatic payment program sponsored by Western Alliance Bank, the Harbour HOA's bank, (call our office for enrollment details) or by setting up your monthly assessment payments with your personal bank's online bill payment program.

Coupons will be mailed under separate cover to those owners not on the auto debit program.

Please note that this process is for the Harbour Master HOA Association fees ONLY.

YOUR CONDOMINIUM PHASE WILL PROVIDE YOU WITH SEPARATE INSTRUCTIONS REGARDING YOUR 2026 BUDGET, ASSESSMENT AND PAYMENT INSTRUCTIONS.

Please contact a Master HOA Board member or call our office if you have any questions.

Sincerely,

Lawrence Community Management Group

Managing Agent for the Harbour Master Homeowners' Association, Inc.

Enclosure - 2026 Budget Summary (on reverse)

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**The HARBOUR MASTER HOMEOWNERS' ASSOCIATION
2026 APPROVED BUDGET SUMMARIES**

2026 OPERATING BUDGET

Income	Amount
Maintenance Fee Assessments	\$ 411,937.00
Reserve Contribution Component	<u>253,583.00</u>
Total Owner Assessment Income	\$ 665,520.00
Carryover and Contingency Funds	57,666.00
Other Income	<u>5,848.00</u>
Total Operating Income	<u>\$ 729,034.00</u>
Expenses	
Utility Expenses (Gas, Electric, Water, Internet, Trash)	\$52,870.00
General Repairs, Maintenance & Cleaning	22,630.00
Pool & Clubhouse Operations	17,000.00
Grounds Services - Landscaping, Fertilization, Mulching	154,534.00
Grounds Services – Snow Removal	23,000.00
Vehicle Expenses (Onsite maintenance truck)	1,100.00
Payroll and Related Expenses	130,918.00
Office Expense & Miscellaneous Administrative Expenses	8,346.00
Professional Expenses & Fees (Legal, Accounting, Management)	27,688.00
Insurance & RE Taxes (Common Grounds and Clubhouse & Pools)	20,548.00
Reserve Account Funding Allocation	203,700.00
Dredging Account Funding Allocation	20,500.00
Seawall Account Funding Allocation	46,200.00
Total Operating Expenses	<u>\$ 729,034.00</u>
Operating Gain/Loss	\$ -0-

**The HARBOUR MASTER HOMEOWNERS' ASSOCIATION
2026 APPROVED BUDGET SUMMARIES**

2026 RESERVE & RELATED CAPITAL ACCOUNTS BUDGET

Income

Reserve Account Funding Allocation	\$203,700.00
Dredging Account Funding Allocation	20,500.00
Seawall Account Funding Allocation	46,200.00
Interest	<u>17,288.00</u>
Total Reserve & Related Capital Account Income	<u>\$287,688.00</u>

Expenses

Access Gate Fob System	6,000.00
Concrete & Foundations	8,500.00
Exterior Building repairs	3,000.00
Fence Project	41,000.00
Landscaping Enhancements	20,000.00
Light Posts & Fixtures	25,000.00
Pool Equipment	2,500.00
Pool Furniture	16,000.00
Seawall Repairs	10,000.00
Security/Access System	12,000.00
Taxes – Reserve Accounts	<u>7,500.00</u>
Total Reserve Project Expenses	<u>\$ 151,500.00</u>

Net 2026 Reserve & Related Capital Account Increase/ (Decrease)	<u>\$ 136,188.00</u>
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