

Notice is hereby given that a meeting of the
Board of Directors of the Harborside Terrace Owners' Association, Inc. will be held on

Thursday, November 19, 2026 – 3:00 PM/ET

For adopting the 2027 Budget

Meeting via Zoom

Join Zoom Meeting
https://us06web.zoom.us/j/6113522079?omn=83296924468

Meeting ID: 611 352 2079

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REVISED AGENDA

1) Call to Order

2) Establish a Quorum

3) Proof of Notice

4) Meeting minutes approval

5) New Business

a) Review and adopt proposed 2027 Budget

6) Adjournment

- Copy of proposed REVISED 2027 Budget included with this Agenda

This notice has been posted by order of the Board of Directors and in compliance with Chapters 617 and 718, F.S. and Association Documents.

Budget Analysis WorkSheet - 2027

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**REVENUE				
40000	Owner Assessments	30,292	363,504	31,428	377,135
40002-00	Reserve Income	5,833	70,000	6,125	73,500
40002-01	Reserve Income- SIRS	9,000	108,000	9,000	108,000
40004	Special Assess Fees	0	0	0	0
40025	Returned Check Fees	0	0	0	0
40030	Screening Fees	0	0	0	0
40078	Late Fee Interest	0	0	0	0
40081	Reserve Interest	0	0	0	0
40115-01	Administrative Fee- - Reminder Letter	0	0	0	0
40115-02	Administrative Fee- - Demand Letter	0	0	0	0
41000	Rental Income	1,650	19,800	1,650	19,800
42020	Cable Income	675	8,100	0	0
	**TOTAL REVENUE	47,450	569,404	48,203	578,435
	EXPENSES				
	**ADMINISTRATIVE				
50005	Accounting Fees	667	8,000	667	8,000
50015	Bank Charges	8	100	8	100
50045-00	Legal Fees	429	5,150	450	5,400
50050-00	License,Taxes,Permit	258	3,100	258	3,100
50053	Corporate Annual Rep	7	80	8	100
50054	Administrative Collection Fee	69	824	0	0
50075	Office Supplies	155	1,860	188	2,250
50080	Postage	50	600	53	630
50094	Rental Unit Expense	83	1,000	121	1,450
50109-00	Expense	83	1,000	0	0
50109-05	Expense- - Association Property	0	0	0	0
50125	Web Site	133	1,600	140	1,680
	**TOTAL ADMINISTRATIVE	1,942	23,314	1,893	22,710
	**PROPERTY INSURANCE				
52030	Multiperil Insurance	9,792	117,500	8,292	99,500
52034	Flood Insurance	1,260	15,120	1,617	19,400
	**TOTAL PROPERTY INSURANCE	11,052	132,620	9,908	118,900
	**UTILITIES				
54050-00	Electricity	858	10,300	1,025	12,300
54070-00	Water & Sewer	3,750	45,000	4,042	48,500
54075	Cable	267	3,200	325	3,900
54096	Trash Removal	750	9,000	1,142	13,700
	**TOTAL UTILITIES	5,625	67,500	6,533	78,400
	**CONTRACTS				
60035	Elevator Contract	137	1,645	142	1,700
60050	Fire Alarm System	183	2,200	193	2,310
60075	Janitorial Service	2,137	25,640	2,158	25,900
60090	Lawn Maintenance	2,187	26,240	2,292	27,500
61000	Management Services	3,300	39,600	2,833	34,000
61010	Pest Control	129	1,545	133	1,600
61020	Pool/Spa Contract	525	6,300	551	6,615
	**TOTAL CONTRACTS	8,598	103,170	8,302	99,625
	**REPAIRS/MAINTENANCE				
70025	R&M-Building	2,000	24,000	2,100	25,200
70040	R&M-Elevator	83	1,000	88	1,050
70045	R&M-Electrical	215	2,575	250	3,000
70048-00	R&M Equip	0	0	0	0
70048-20b	R&M Equip- - Fire System	215	2,575	225	2,700
70090	R&M-Plumbing	1,000	12,000	1,313	15,750
70095	Pool Repair	442	5,300	896	10,750
70096-00	Bldg Maint Supplies	133	1,600	0	0

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
70100	Pool Furniture	263	3,150	263	3,150
70110	R&M-Roof	0	0	258	3,100
70138	Tree Trimming	275	3,300	275	3,300
70139	Plants & Shrubs	275	3,300	275	3,300
70230-00	Irrigation Maint	500	6,000	500	6,000
	**TOTAL REPAIRS/MAINTENANCE	5,401	64,800	6,442	77,300
	**SPECIAL ASSESSMENT				
73000	Special Assess Transfer	0	0	0	0
	**TOTAL SPECIAL ASSESSMENT				
	**RESERVE TRANSFERS				
80000-00	Reserve Transfers	5,833	70,000	6,125	73,500
80001	Reserve Interest	0	0	0	0
80004-00	SIRS Reserve transfer	9,000	108,000	9,000	108,000
	**TOTAL RESERVE TRANSFERS	14,833	178,000	15,125	181,500
	**PRIOR YEAR ACTIVITY				
70298-00	Prior Year Expense	0	0	0	0
	**TOTAL PRIOR YEAR ACTIVITY				
	**TOTAL EXPENSES	47,451	569,404	48,203	578,435
	Operating Net Income or Loss	-1			

Schedule Of Proposed Maintenance

HARBORSIDE TERRACE OWNERS ASSOC INC

Harborside Terrace Owners-2027

Building#- Unit Type	Unit Remarks	Percentage Of Unit Ownership	Number Of Units	Total Percentage	Current Payment	Proposed Quarterly Without Reserves	Proposed Quarterly Reserves	Proposed Quarterly SIRS Reserves	Proposed Quarterly Per Unit Maintenance	Proposed Quarterly Total All Units Maintenance
0000-A		1.420200000	2	2.840400000	$1923.00	$1339.02	$260.96	$383.45	$1983.43	$3966.86
0000-B		1.599500000	12	19.194000000	$2166.00	$1508.07	$293.91	$431.86	$2233.84	$26806.08
0000-C		1.789800000	16	28.636800000	$2423.00	$1687.49	$328.88	$483.25	$2499.62	$39993.92
0000-D		2.010300000	20	40.206000000	$2722.00	$1895.39	$369.39	$542.78	$2807.56	$56151.20
0000-E		2.280500000	4	9.122000000	$3088.00	$2150.14	$419.04	$615.74	$3184.92	$12739.68
Total			**54**	**99.999200000**						**$139657.74**