

Harbor Cove Timeshare Owners' Association

2024 Annual Operating Cash Flow and Reserve for Replacement Financial Reports (239 current owner weeks)

2025 Operating Budget based on 230 owner weeks

	<i>Net Cash Flow</i> 2024 YE actual 239 paid weeks	<i>FINAL Operating</i> 2025 Budget 230 estimated weeks
Revenue-Operations		
Maintenance Fees-Operating	169,045	178,472
Maintenance Fees-CP SA loan repayment	12,114	15,828
Maintenance Fees-add to Reserve for Replacements	19,120	1,200
Late Fee Income	1,600	
RCI Admin Fee Income	1,160	1,100
Proceeds from sale of HCTSA owned week (Note 2)	5,533	
Maintenance fee recoupment - net of commission	5,561	
Rental income net of commision on HCTSOA owned weeks	569	
Interest income as of 8/31/2024	2,313	
Less Non-Operating Revenue to Reserve for Replacements	(13,976)	
Less Reserve for Replacement & Capital Improvements	(19,120)	(1,200)
TOTAL REVENUE- OPERATIONS	183,919	195,400
Operating Expenses		
Association dues to Phase I & Community Properties	34,985	39,270
Loan payments for CP rebuild paid to HCCP (P&I)-Note 1	12,114	15,828
Bank & Credit Card fees	(12)	22
Board of Directors' meeting expenses-Zoom	160	175
Cleaning - Carpet & Furniture	2,717	3,800
Cleaning (weekly & maintenance weeks)	30,030	31,000
Electric & Water	5,138	5,500
Gas	4,519	5,500
Internet - Cable - Phone	17,660	18,000
Insurance	3,697	3,900
Laundry	6,932	7,200
Legal & Collection fees	0	1,800
Replacements - reoccurring	2,980	3,000
Maintenance & repairs	15,283	15,300
Management Fees	22,800	24,000
Printing-Mailing-Miscellaneous	1,106	1,200
Professional fees - CPA tax services	75	150
Property Tax expense	15,376	16,200
Federal Income Taxes & Filing Fees	20	1,655
Unit Supplies	1,848	1,900
TOTAL OPERATING EXPENSES	177,428	195,400
Total Operating Revenue less Operating expenses	6,491	\$0
Less additions to Reserves to breakeven ****	(6,491)	0
Excess Operating revenue over operating expenses****	\$0	\$0

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<u>Analysis of Reserve for Replacement</u>	<u>Projected 12/31/2024</u>
Carryover Balance as of 12/31/2023 *	\$28,291
Replacements/improvements incurred during the period **	(32,936)
2024 Addition to breakeven from operations above	6,491
2024 Additions during the period from SA collections-cash basis	14,183
2024 Additions from 2024 maintenance fees	19,120
2024 non-operating income collected per above	13,976
less cash transfer to Restricted reserves	(7,500)
Cost additions incurred for transfers and foreclosure capitalized to	(295)
CASH Balance in SA - Replacemnt Reserve (RR)	41,330

to Asset-Balance sheet

2024 Special assessment installment #3 (last) to expect to collect in 2025 estimated \$4,950, not included above.

Restricted Reserve Cash Balance***	25,033
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* Reserve for Replacement carryover balance as of 12/31/2023 per 2023 Annual Financial Report represents

**Major improvements : AC units in units 2-5-11-19, water heaters -all, unit 19 replaced upper bath walls due to mildew.

***Bylaws require a minimum of 10% of annual operating budget to be held in restricted reserves, currently 13%

****Any excess funds at year end will be used for future Reserves for Replacement.

Note 1: Includes interest paid of \$4,244, current APR is 7.2%, loan is a 10 year term, rate adjusted after 5 years.

Principal balance remaining as of 12/31/2024 is \$115,130 for 6 units.

Note 2: Week 33, Unit 8 was sold by the HCTSOA by auction in 2024, cost of sale was \$2,485 in legal and recording fees.

This report is a Treasurer & President's summary of the official books kept by our property manager.