

Harbor Cove Timeshare Owners' Association
2025 Annual Operating Financial Report (239 current owner weeks)
2026 Operating Budget based on 236 owner weeks paying

	<i>Net Cash Flow</i>	<i>Final Operating</i>
	<i>2025 YE Actual</i>	<i>2026 Budget-236 wks</i>
Revenue-Operations	Note 1.	
Maintenance Fees-Operating	\$185,917	\$192,340
Maintenance Fees-CP SA loan repayment	\$15,828	\$15,828
Maintenance Fees-add to Reserve for Replacements	\$5,322	\$4,248
Late Fee Income	\$1,100	
RCI Admin Fee Income	320	
Miscellaneous operating income	115	
Special Assessment income collected final 3 of 3 years	15,075	
Maintenance fee recoupment -net rental income	531	
Foreclosure reimbursements received	1,900	
Foreclosure & Transfer Legal fees paid	(2,181)	
Cancellation fees received	4,000	
Interest income	5,156	
Less Non-Operating Revenue to Reserve for Replacements	(24,481)	
Less Reserve for Replacement & Capital Improvements	(5,322)	(4,248)
TOTAL REVENUE- OPERATIONS	203,280	208,168
Operating Expenses		
Association dues to Phase I & Community Properties	40,884	\$40,100
Loan payments for CP rebuild paid to HCCP	15,828	\$15,828
Bank & QB online & Zoom Charges	1,131	\$1,200
Cleaning - Carpet	2,739	5,400
Cleaning (weekly units) including laundry	37,678	32,000
Cleaning - Maintenance Weeks special cleaning projects	5,584	6,600
Credit Card Fees	109	200
Electric & Water	5,014	6,100
Gas	4,924	6,500
Internet - Cable - Phone	17,730	14,000
Insurance	4,060	4,200
Collection fees	1,840	1,300
Replacements - reoccurring	3,395	2,800
Maintenance & repairs	14,250	7,000
Management Fees	24,000	36,000
Management Fees - Bookkeeping		10,000
Owners fines & late fees by HCCP	860	0
Printing-Mailing-Miscellaneous	99	800
Professional fees - CPA tax services & Filing fees	210	240
Property Tax expense	15,878	16,700
Taxes - Income & Filing Fees	215	0
Unit Supplies	0	1,200

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TOTAL OPERATING EXPENSES	196,428	208,168
Total Operating Revenue less Operating expenses	\$6,852	\$0
Less additions to Reserves to breakeven	(6,852)	0
Excess Operating revenue over operating expenses****	\$0	\$0

<u>Analysis of Reserve for Replacement</u>	<u>As of 12/31/2025</u>
Carryover Balance as of 12/31/2024 *	\$41,330
Replacements/improvements incurred during the period **	(52,297)
2025 Addition to breakeven from operations above	6,852
2024 Additions during 2025 from SA installment 3 (last)	15,075
2025 Additions from 2025 maintenance fees	5,322
2025 Additions collected for interest	5,156
2025 Additions for foreclosure & cancellation net of legal fees	3,719
2025 Additions for maintenance fee recoupment from rents	531
2025 Interest Income allocated to Restricted reserve account	(1,380)
Projected Balance in SA - Replacemt Reserve (RR)	24,308
Restricted Reserve Cash Balance***	25,786

<u>PROOF OF CASH</u> <u>12/31/2025</u>	
MONEY MARKET BALANCE	\$92,159
CHECKING ACCOUNT BALANCE	15,449
LESS PP FEES AS OF 12/31/2025	(85,210)
PREPAID 2027 FEES	1,910
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	\$24,308

* Reserve for Replacement carryover balance as of 12/31/2024 per 2024 Annual Financial Report
 2024 Special assessment installment #3 (last) was collected in 2025, reported on cash basis.

**Major improvements : all units upper level painted, new microwaves moved over stove, new 55" TVs mounted fireplace wall with mantle.
 new DR & LR light & fan fixtures, replaced all Smoke/CO2 detectors 3 in each unit, Replaced shower heads on upper level shower.
 For all units, new recliners, new pots and pans, new Marcel 5G freeze alarms.

***Bylaws require a minimum of 10% of annual operating budget to be held in restricted r€ Currently at 13%

****Any excess funds at year end will be used for future year capital improvements and added to the Reserves for Replacement.

Amount paid for property taxes for each week current (239) in 2025= \$66.44

NOTE 1:

This report is a Treasurer & President's summary of the offical books kept by our property manager, Pure Property Management.