



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

Wednesday, November 19, 2025 – 3:00 PM/ET

Meeting via Zoom

Join Zoom Meeting:

<https://us06web.zoom.us/j/6113522079?omn=88655178092>

Meeting ID: 611 352 2079

AGENDA

- 1) Call to Order
- 2) Establish a Quorum
- 3) Proof of Notice
- 4) Meeting minutes approval
 - a) October 23, 2025, BOD Meeting Minutes
- 5) New Business –
 - a) Review and adopt proposed 2026 Budget
- 6) Adjournment

- ***Copy of proposed 2026 Budget included with this Agenda***

HARBORSIDE TERRACE OWNERS ASSOC INC

Budget Analysis WorkSheet - 2026

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**REVENUE				
40000	Owner Assessments	30,596	367,146	33,625	403,504
40002-00	Reserve Income	12,500	150,000	4,167	50,000
40002-01	Reserve Income-SIRS	0	0	9,000	108,000
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	0	0	675	8,100
	**TOTAL REVENUE	44,746	536,946	49,117	589,404
	EXPENSES				
	**ADMINISTRATIVE				
50005	Accounting Fees	667	8,000	667	8,000
50015	Bank Charges	8	100	8	100
50045-00	Legal Fees	417	5,000	429	5,150
50050-00	License,Taxes,Permit	150	1,800	258	3,100
50053	Corporate Annual Rep	7	80	7	80
50054	Administrative Collection Fee	67	800	69	824
50075	Office Supplies	125	1,500	155	1,860
50080	Postage	63	750	50	600
50094	Rental Unit Expense	83	1,000	83	1,000
50109-00	Expense	0	0	83	1,000
50109-30	Expense- - Office	83	1,000	0	0
50125	Web Site	133	1,600	133	1,600
	**TOTAL ADMINISTRATIVE	1,803	21,630	1,943	23,314
	**PROPERTY INSURANCE				
52030	Multiperil Insurance	12,500	150,000	13,125	157,500
52034	Flood Insurance	1,167	14,000	1,260	15,120
	**TOTAL PROPERTY INSURANCE	13,667	164,000	14,385	172,620

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**UTILITIES				
54050-00	Electricity	833	10,000	858	10,300
54070-00	Water & Sewer	3,500	42,000	3,750	45,000
54075	Cable	258	3,100	267	3,200
54096	Trash Removal	708	8,500	750	9,000
	**TOTAL UTILITIES	5,299	63,600	5,625	67,500
	**CONTRACTS				
60035	Elevator Contract	132	1,580	137	1,645
60050	Fire Alarm System	178	2,136	183	2,200
60075	Janitorial Service	1,958	23,500	2,137	25,640
60090	Lawn Maintenance	2,100	25,200	2,187	26,240
61000	Management Services	1,333	16,000	3,300	39,600
61010	Pest Control	125	1,500	129	1,545
61020	Pool/Spa Contract	500	6,000	525	6,300
61030	Condo Watch	100	1,200	0	0
	**TOTAL CONTRACTS	6,426	77,116	8,598	103,170
	**REPAIRS/MAINTENANCE				
70025	R&M-Building	1,667	20,000	2,000	24,000
70040	R&M-Elevator	83	1,000	83	1,000
70045	R&M-Electrical	208	2,500	215	2,575
70048-20b	R&M Equip- - Fire System	208	2,500	215	2,575
70090	R&M-Plumbing	1,667	20,000	1,000	12,000
70095	Pool Repair	250	3,000	442	5,300
70096-00	Bldg Maint Supplies	133	1,600	133	1,600
70100	Pool Furniture	250	3,000	263	3,150
70138	Tree Trimming	250	3,000	275	3,300
70139	Plants & Shrubs	250	3,000	275	3,300
70230-00	Irrigation Maint	83	1,000	500	6,000
70289-00	Contingency	0	0	0	0
	**TOTAL REPAIRS/MAINTENANCE	5,049	60,600	5,400	64,800
	**RESERVE TRANSFERS				

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
80000-00	Reserve Transfers	12,500	150,000	4,167	50,000
80001	Reserve Interest	0	0	0	0
80004-00	SIRS Reserve transfer	0	0	9,000	108,000
	**TOTAL RESERVE TRANSFERS	12,500	150,000	13,167	158,000
	**PRIOR YEAR ACTIVITY				
70298-00	Prior Year Expense	0	0	0	0
	**TOTAL PRIOR YEAR ACTIVITY				
	**TOTAL EXPENSES	44,744	536,946	49,118	589,404

Schedule of Proposed Maintenance

HARBORSIDE TERRACE OWNERS ASSOC INC
Harborside Terrace Owners-2026

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-E		2.280500000	4	9.122000000	\$2948.38	\$2300.48	\$285.06	\$615.74	\$3201.28	\$12805.12
0000-D		2.010300000	20	40.206000000	\$2599.04	\$2027.91	\$251.29	\$542.78	\$2821.98	\$56439.60
0000-C		1.789800000	16	28.636800000	\$2313.97	\$1805.48	\$223.72	\$483.25	\$2512.45	\$40199.20
0000-B		1.599500000	12	19.194000000	\$2067.94	\$1613.51	\$199.94	\$431.86	\$2245.31	\$26943.72
0000-A		1.420200000	2	2.840400000	\$1836.13	\$1432.64	\$177.52	\$383.45	\$1993.61	\$3987.22
Total			54	99.999200000						\$140374.86