

GRAND HARBOR COMMUNITY ASSOCIATION					2019 ADJUSTED ASSESSMENT					Attach 3- 2019 Overchare		
		TOTAL INV.	GH VERO HOLDIN GS	TOTAL per Developer	Fee per month	Annual Income	ADJUSTED MONTHLY FEE	ADJUSTED ANNUAL INCOME	OVERCHARGE			
full	Caldicott House	24		24	170.14	49,000	159.64	45976	3024			
full	Camden House	24	0	24	170.14	49,000	159.64	45976	3024			
full	Coventry Island	33		33	170.14	67,375	159.64	63217	4158			
1	Grand Harbor Club (1)	20		20	168.54	40,450	158.17	37961	2489			
1	Grand Harbor Marina (1)	1		1	168.54	2,022	158.17	1898	124			
3	Grand Harbor Marina (3)	17		17	123.80	25,255	116.57	23780	1475			
full	Hamilton Island	13		13	170.14	26,542	159.64	24904	1638			
full	Harbor Island	14		14	170.14	28,584	159.64	26820	1764			
full	Harbor Links	36		36	170.14	73,500	159.64	68964	4536			
full	Harbor Pointe	37		37	170.14	75,542	159.64	70880	4662			
full	Harbor Side #1	6		6	170.14	12,250	159.64	11494	756			
full	Harbor Side #2	6		6	170.14	12,250	159.64	11494	756			
full	Harbor Side #3	6		6	170.14	12,250	159.64	11494	756			
full	Harbor Side #4	6		6	170.14	12,250	159.64	11494	756			
full	Harbor Village	73		73	170.14	149,043	159.64	139845	9198			
full	Harbor's Edge 2	11		11	170.14	22,458	159.64	21072	1386			
full	Harborside #5	6		6	170.14	12,250	159.64	11494	756			
full	Harmony Island	183		183	170.14	373,627	159.64	350569	23058			
full	Marina Village	14		14	170.14	28,584	159.64	26820	1764			
full	Mayfair House	12	0	12	170.14	24,500	159.64	22988	1512			
full	MVT I	6		6	170.14	12,250	159.64	11494	756			
full	MVT II	6		6	170.14	12,250	159.64	11494	756			
full	Newport Condominium	46		46	170.14	93,917	159.64	88121	5796			
full	North Harbor Village	18		18	170.14	36,750	159.64	34482	2268			
1	Oak Harbor Club (1)	44		44	168.54	88,989	158.17	83514	5475			
2	Oak Harbor Lots (2)	32		32	136.89	52,566	126.40	48538	4028			
full	Osprey Pointe	6		6	170.14	12,250	159.64	11494	756			
full	River Club-Developed	62		66	170.14	134,751	159.64	126435	8316			
2	River Club-Undeveloped (2)	9		5	136.89	8,213	126.40	7584	629			
full	River Point	9		9	170.14	18,375	159.64	17241	1134			
full	River Village Estates	16		16	170.14	32,667	159.64	30651	2016			
full	River Village Tower II	6		6	170.14	12,250	159.64	11494	756			
full	River Village Tower III	6		6	170.14	12,250	159.64	11494	756			
full	River Village Tower IV	6		6	170.14	12,250	159.64	11494	756			
full	River Village Tower V	6		6	170.14	12,250	159.64	11494	756			
full	Riverview 11	9		9	170.14	18,375	159.64	17241	1134			
1	Somerset House (1)	26		26	168.54	52,584	158.17	49349	3235			
full	St. Andrew's-Devel.	26		26	170.14	53,084	159.64	49808	3276			
2	St. Andrew's-Undeve. (2)	3		3	136.89	4,928	126.40	4550	378			
full	St. Anne's	21	0	21	170.14	42,875	159.64	40229	2646			
full	St. Catherine's	17	0	17	170.14	34,709	159.64	32567	2142			
full	St. David's Island	73		73	170.14	149,043	159.64	139845	9198			
full	St. Elizabeth	20		20	170.14	40,834	159.64	38314	2520			
full	St. George	18	0	18	170.14	36,750	159.64	34482	2268			
full	St. James (c.o.d=44)	45	0	45	170.14	91,876	159.64	86206	5670			
2	St. James Lot (2)	0		0	136.89	-	126.40	0	0			
full	St. Joseph's	14		14	170.14	28,584	159.64	26820	1764			
full	St. Margaret's	7		7	170.14	14,292	159.64	13410	882			
full	St. Phillips	12		12	170.14	24,500	159.64	22988	1512			
full	Sunset Cove	15		15	170.14	30,625	159.64	28735	1890			
full	Victoria Island	97		97	170.14	198,043	159.64	185821	12222			
full	Wood Duck Island	67		67	170.14	136,793	159.64	128351	8442			
full	River Village Tower I	6		6	170.14	12,250	159.64	11494	756			
full	Laguna Village (RV)	2		0	170.14	-	159.64	0	0			
full	Reserve	8		2	170.14	4,083	159.64	3831	252			
full	The Falls	65	5	43	170.14	87,792	159.64	82374	5418			
		1,371	5	1,341		2,710,732		2,542,580	168,152			
(1)		159	1.60	no road resurfacing								
(2)		129	31.12	No Cable TV								
(3)		116	44.22	no road resurfacing, Cable TV or Prop Mgmt (judgment on this was made with the Marina a few years back)								
Full		160										
				Per Developer			As Adjusted					
			(1)	(2)	(3)		(1)	(2)	(3)			
	Full Charge		160.39	160.39	160.39		159.64	159.64	159.64			
	Road Resurfacing		(1.60)		(1.60)		(1.47)		(1.47)			
	Pr Road Resurfacing		-				-					
	Other Reserves											
	Prop Mgmt				(11.50)				(10.48)			
	Cable TV		-	(31.12)	(31.12)		-	(33.24)	(31.12)			
	Adj. Total		158.79	129.28	116.17		158.17	126.40	116.57			

GHCA		2019 RATE SHEET				Attach 3 2019 Rate	
		Developer		Adjusted Per LLC			
	2019		Unit	Monthly Cost			
	<u>Budget</u>				<u>Adjusted</u>	<u>Adjusted</u>	
		<u>Monthly</u>	<u>Factor</u>	<u>per Unit</u>	<u>Unit</u>	<u>Monthly</u>	
					<u>Count</u>	<u>Cost</u>	
					<u>LLC</u>		
G&A	51,271.05	4,272.59	1,371	3.12	1483	2.88	
Mgmt Fees	184,368.00	15,364.00	1,336	11.50	1466	10.48	(1483 - 17 = 1466)
Security	661,422.02	55,118.50	1,371	40.20	1483	37.17	
Landscape	962,376.32	80,198.03	1,371	58.50	1483	54.08	
Cable TV	522,599.36	43,549.95	1,310	33.24	1310	33.24	Cable Per Developer
Utilities	113,200.00	9,433.33	1,371	6.88	1483	6.36	
Misc Expenses	248,414.06	20,701.17	1,371	15.10	1483	13.96	
Total Oper Expe	2,743,650.81	228,637.57		168.54		158.17	
Road Resurfacing	26,250.00	2,187.50	1,371	1.60	1488	1.47	
Pr Road Resurf	-	-	-	-			
Other Reserves	-	-	1,371	-	1488	-	
Reserves	26,250.00	2,187.50		1.60		1.47	
Total Expenses	2,769,900.81	230,825.07		170.14		159.64	

GRAND HARBOR COMMUNITY ASSOCIATION					2019 BUDGET UNIT COMPUTATION			Attach 3 2019 Units	
Developer					Adjusted Per LLC				
		TOTAL INV.	GH VERO HOLDIN GS	TOTAL Per Developer	Units per LLC		Difference		
full	Caldicott House	24		24	24		0		
full	Camden House	24	1	24	24		0		
full	Coventry Island	33		33	33		0		
	1 Grand Harbor Club (1)	20		20	20		0		
	1 Grand Harbor Marina (1)	1		1	1		0		
	3 Grand Harbor Marina (3)	17		17	17		0		
full	Hamilton Island	13		13	13		0		
full	Harbor Island	14		14	14		0		
full	Harbor Links	36		36	36		0		
full	Harbor Pointe	37		37	37		0		
full	Harbor Side #1	6		6	6		0		
full	Harbor Side #2	6		6	6		0		
full	Harbor Side #3	6		6	6		0		
full	Harbor Side #4	6		6	6		0		
full	Harbor Village	73		73	73		0		
full	Harbor's Edge 2	11		11	11		0		
full	Harborside #5	6		6	6		0		
full	Harmony Island	183		183	183		0		
full	Marina Village	14		14	14		0		
full	Mayfair House	12	0	12	12		0		
full	MVT I	6		6	6		0		
full	MVT II	6		6	6		0		
full	Newport Condominium	46		46	46		0		
full	North Harbor Village	18		18	18		0		
	1 Oak Harbor Club (1)	44		44	44		0		
	2 Oak Harbor Lots (2)	32		32	32		0		
full	Osprey Pointe	6		6	6		0		
full	River Club-Developed	62		66	66		0		
	2 River Club-Undeveloped (2)	9		5	9		4		
full	River Point	9		9	9		0		
full	River Village Estates	16		16	16		0		
full	River Village Tower II	6		6	6		0		
full	River Village Tower III	6		6	6		0		
full	River Village Tower IV	6		6	6		0		
full	River Village Tower V	6		6	6		0		
full	Riverview 11	9		9	9		0		
	1 Somerset House (1)	26		26	26		0		
full	St. Andrew's-Devel.	26		26	26		0		
	2 St. Andrew's-Undeve. (2)	3		3	3		0		
full	St. Anne's	21	1	21	21		0		
full	St. Catherine's	17	0	17	17		0		
full	St. David's Island	73		73	73		0		
full	St. Elizabeth	20		20	20		0		
full	St. George	18	0	18	18		0		
full	St. James (c.o.d=44)	45	1	45	45		0		
	2 St. James Lot (2)	0		0	0		0		
full	St. Joseph's	14		14	14		0		
full	St. Margaret's	7		7	7		0		
full	St. Philips	12		12	12		0		
full	Sunset Cove	15		15	15		0		
full	Victoria Island	97		97	97		0		
full	Wood Duck Island	67		67	67		0		
full	River Village Tower I	6		6	6		0		
full	Laguna Village (RV)	2		0	23		23		
full	Reserve	8		2	59		57		
full	The Falls	65	5	43	66		23		
	The Falls III	0		0	35		35		
	Total	1,371	8	1,341	1,483		142		

GRAND HARBOR COMMUNITY ASSOCIATION					2018 ADJUSTED ASSESSMENT					Attach 3- 2018 Overchare		
		TOTAL INV.	GH VERO HOLDIN GS	TOTAL per Developer	Fee per month	Annual Income	ADJUSTED MONTHLY FEE	ADJUSTED ANNUAL INCOME	OVERCHARGE			
full	Caldicott House	24		24	160.39	46,193	149.42	43033	3160			
full	Camden House	24	1	24	160.39	46,193	149.42	43033	3160			
full	Coventry Island	33		33	160.39	63,516	149.42	59170	4346			
1	Grand Harbor Club (1)	20		20	158.79	38,110	147.95	35508	2602			
1	Grand Harbor Marina (1)	1		1	158.79	1,905	147.95	1775	130			
3	Grand Harbor Marina (3)	17		17	116.17	23,700	106.49	21724	1976			
full	Hamilton Island	13		13	160.39	25,021	149.42	23310	1712			
full	Harbor Island	14		14	160.39	26,946	149.42	25103	1844			
full	Harbor Links	36		36	160.39	69,290	149.42	64549	4741			
full	Harbor Pointe	37		37	160.39	71,215	149.42	66342	4872			
full	Harbor Side #1	6		6	160.39	11,548	149.42	10758	790			
full	Harbor Side #2	6		6	160.39	11,548	149.42	10758	790			
full	Harbor Side #3	6		6	160.39	11,548	149.42	10758	790			
full	Harbor Side #4	6		6	160.39	11,548	149.42	10758	790			
full	Harbor Village	73		73	160.39	140,505	149.42	130892	9613			
full	Harbor's Edge 2	11		11	160.39	21,172	149.42	19723	1449			
full	Harborside #5	6		6	160.39	11,548	149.42	10758	790			
full	Harmony Island	183		183	160.39	352,224	149.42	328126	24098			
full	Marina Village	14		14	160.39	26,946	149.42	25103	1844			
full	Mayfair House	12	0	12	160.39	23,097	149.42	21516	1580			
full	MVT I	6		6	160.39	11,548	149.42	10758	790			
full	MVT II	6		6	160.39	11,548	149.42	10758	790			
full	Newport Condominium	46		46	160.39	88,537	149.42	82480	6057			
full	North Harbor Village	18		18	160.39	34,645	149.42	32275	2370			
1	Oak Harbor Club (1)	44		44	158.79	83,841	147.95	78118	5723			
2	Oak Harbor Lots (2)	32		32	129.28	49,643	118.72	45589	4054			
full	Osprey Pointe	6		6	160.39	11,548	149.42	10758	790			
full	River Club-Developed	62		66	160.39	127,032	149.42	118341	8691			
2	River Club-Undeveloped (2)	9		5	129.28	7,757	118.72	7123	633			
full	River Point	9		9	160.39	17,323	149.42	16137	1185			
full	River Village Estates	16		16	160.39	30,796	149.42	28689	2107			
full	River Village Tower II	6		6	160.39	11,548	149.42	10758	790			
full	River Village Tower III	6		6	160.39	11,548	149.42	10758	790			
full	River Village Tower IV	6		6	160.39	11,548	149.42	10758	790			
full	River Village Tower V	6		6	160.39	11,548	149.42	10758	790			
full	Riverview 11	9		9	160.39	17,323	149.42	16137	1185			
1	Somerset House (1)	26		26	158.79	49,542	147.95	46160	3382			
full	St. Andrew's-Devel.	26		26	160.39	50,043	149.42	46619	3424			
2	St. Andrew's-Undeve. (2)	3		3	129.28	4,654	118.72	4274	380			
full	St. Anne's	21	1	21	160.39	40,419	149.42	37654	2765			
full	St. Catherine's	17	0	17	160.39	32,720	149.42	30482	2239			
full	St. David's Island	73		73	160.39	140,505	149.42	130892	9613			
full	St. Elizabeth	20		20	160.39	38,494	149.42	35861	2634			
full	St. George	18	0	18	160.39	34,645	149.42	32275	2370			
full	St. James (c.o.d=44)	45	1	45	160.39	86,613	149.42	80687	5926			
2	St. James Lot (2)	0		0	129.28	-	118.72	0	0			
full	St. Joseph's	14		14	160.39	26,946	149.42	25103	1844			
full	St. Margaret's	7		7	160.39	13,473	149.42	12551	922			
full	St. Phillips	12		12	160.39	23,097	149.42	21516	1580			
full	Sunset Cove	15		15	160.39	28,871	149.42	26896	1975			
full	Victoria Island	97		97	160.39	186,696	149.42	173925	12773			
full	Wood Duck Island	67		67	160.39	128,956	149.42	120134	8823			
full	River Village Tower I	6		6	160.39	11,548	149.42	10758	790			
full	Laguna Village (RV)	2		0	160.39	-	149.42	0	0			
full	Reserve	1		1	160.39	1,925	149.42	1793	132			
full	The Falls	65	5	38	160.39	73,139	149.42	68136	5004			
		1,364	8	1,335		2,543,797		2,368,610	175,187			
(1)		159	1.60	no road resurfacing								
(2)		129	31.12	No Cable TV								
(3)		116	44.22	no road resurfacing, Cable TV or Prop Mgmt (judgment on this was made with the Marina a few years back)								
Full		160										
				Per Developer				As Adjusted				
			(1)	(2)	(3)		(1)	(2)	(3)			
	Full Charge		160.39	160.39	160.39		149.42	149.42	149.42			
	Road Resurfacing		(1.60)		(1.60)		(1.47)		(1.47)			
	Pr Road Resurfacing		-				-					
	Other Reserves											
	Prop Mgmt				(11.50)				(10.34)			
	Cable TV		-	(31.12)	(31.12)		-	(30.70)	(31.12)			
	Adj. Total		158.79	129.28	116.17		147.95	118.72	106.49			

GHCA		2018 RATE SHEET					Attach 3 2018 Rate		
		Developer				Adjusted Per LLC			
	2018		Unit	Monthly Cost					
	<u>Budget</u>					<u>Adjusted</u>	<u>Adjusted</u>		
		<u>Monthly</u>	<u>Factor</u>	<u>per Unit</u>		<u>Unit</u>	<u>Monthly</u>		
						<u>Count</u>	<u>Cost</u>		
						<u>LLC</u>			
G&A	47,117.12	3,926.43	1,364	2.88		1483	2.65		
Mgmt Fees	182,574.00	15,214.50	1,323	11.50		1466	10.38	(1483 - 17 = 1466)	
Security	651,815.43	54,317.95	1,364	39.82		1483	36.63		
Landscape	910,664.33	75,888.69	1,364	55.64		1483	51.17		
Cable TV	486,516.00	40,543.00	1,303	31.12		1303	31.12	Cable Per Developer	
Utilities	113,200.00	9,433.33	1,364	6.92		1483	6.36		
Misc Expenses	178,750.04	14,895.84	1,364	10.92		1483	10.04		
Total Oper Expe	2,570,636.92	214,219.74		158.79			148.35		
Road Resurfacing	26,250.00	2,187.50	1,364	1.60		1488	1.47		
Pr Road Resurf	-	-	-	-					
Other Reserves	-	-	1,364	-		1488	-		
Reserves	26,250.00	2,187.50		1.60			1.47		
Total Expenses	2,596,886.92	216,407.24		160.39			149.82		

GRAND HARBOR COMMUNITY ASSOCIATION

2018 BUDGET UNIT COMPUTATION

Attach 3 2018 Units

Developer				Adjusted Per LLC									
		TOTAL INV.	GH VERO HOLDIN GS	TOTAL Per Developer	Units per LLC		Difference						
full	Caldicott House	24		24	24		0						
full	Camden House	24	1	24	24		0						
full	Coventry Island	33		33	33		0						
1	Grand Harbor Club (1)	20		20	20		0						
1	Grand Harbor Marina (1)	1		1	1		0						
3	Grand Harbor Marina (3)	17		17	17		0						
full	Hamilton Island	13		13	13		0						
full	Harbor Island	14		14	14		0						
full	Harbor Links	36		36	36		0						
full	Harbor Pointe	37		37	37		0						
full	Harbor Side #1	6		6	6		0						
full	Harbor Side #2	6		6	6		0						
full	Harbor Side #3	6		6	6		0						
full	Harbor Side #4	6		6	6		0						
full	Harbor Village	73		73	73		0						
full	Harbor's Edge 2	11		11	11		0						
full	Harborside #5	6		6	6		0						
full	Harmony Island	183		183	183		0						
full	Marina Village	14		14	14		0						
full	Mayfair House	12	0	12	12		0						
full	MVT I	6		6	6		0						
full	MVT II	6		6	6		0						
full	Newport Condominium	46		46	46		0						
full	North Harbor Village	18		18	18		0						
1	Oak Harbor Club (1)	44		44	44		0						
2	Oak Harbor Lots (2)	32		32	32		0						
full	Osprey Pointe	6		6	6		0						
full	River Club-Developed	62		66	66		0						
2	River Club-Undeveloped (2)	9		5	9		4						
full	River Point	9		9	9		0						
full	River Village Estates	16		16	16		0						
full	River Village Tower II	6		6	6		0						
full	River Village Tower III	6		6	6		0						
full	River Village Tower IV	6		6	6		0						
full	River Village Tower V	6		6	6		0						
full	Riverview 11	9		9	9		0						
1	Somerset House (1)	26		26	26		0						
full	St. Andrew's-Devel.	26		26	26		0						
2	St. Andrew's-Undeve. (2)	3		3	3		0						
full	St. Anne's	21	1	21	21		0						
full	St. Catherines's	17	0	17	17		0						
full	St. David's Island	73		73	73		0						
full	St. Elizabeth	20		20	20		0						
full	St. George	18	0	18	18		0						
full	St. James (c.o.d=44)	45	1	45	45		0						
2	St. James Lot (2)	0		0	0		0						
full	St. Joseph's	14		14	14		0						
full	St. Margaret's	7		7	7		0						
full	St. Philips	12		12	12		0						
full	Sunset Cove	15		15	15		0						
full	Victoria Island	97		97	97		0						
full	Wood Duck Island	67		67	67		0						
full	River Village Tower I	6		6	6		0						
full	Laguna Village (RV)	2		0	23		23						
full	Reserve	1		1	59		58						
full	The Falls	65	5	38	66		28						
	The Falls III	0		0	35		35						
	Total	1,364	8	1,335	1,483		148						

GRAND HARBOR COMMUNITY ASSOCIATION					2017 ADJUSTED ASSESSMENT					Attach 3- 2017 Overchare		
		TOTAL INV.	GH VERO HOLDIN GS	TOTAL per Developer	Fee per month	Annual Income	ADJUSTED MONTHLY FEE	ADJUSTED ANNUAL INCOME	OVERCHARGE			
full	Caldicott House	24		24	159.99	46,078	153.42	44185	1893			
full	Camden House	24	1	24	159.99	46,078	153.42	44185	1893			
full	Coventry Island	33		33	159.99	63,357	153.42	60754	2603			
1	Grand Harbor Club (1)	20		20	158.39	38,013	151.88	36451	1562			
1	Grand Harbor Marina (1)	1		1	158.39	1,901	151.88	1823	78			
3	Grand Harbor Marina (3)	17		17	116.12	23,688	110.42	22526	1162			
full	Hamilton Island	13		13	159.99	24,959	153.42	23934	1025			
full	Harbor Island	14		14	159.99	26,879	153.42	25775	1104			
full	Harbor Links	36		36	159.99	69,117	153.42	66277	2840			
full	Harbor Pointe	37		37	159.99	71,037	153.42	68118	2919			
full	Harbor Side #1	6		6	159.99	11,519	153.42	11046	473			
full	Harbor Side #2	6		6	159.99	11,519	153.42	11046	473			
full	Harbor Side #3	6		6	159.99	11,519	153.42	11046	473			
full	Harbor Side #4	6		6	159.99	11,519	153.42	11046	473			
full	Harbor Village	73		73	159.99	140,154	153.42	134396	5758			
full	Harbor's Edge 2	11		11	159.99	21,119	153.42	20251	868			
full	Harborside #5	6		6	159.99	11,519	153.42	11046	473			
full	Harmony Island	183		183	159.99	351,345	153.42	336910	14435			
full	Marina Village	14		14	159.99	26,879	153.42	25775	1104			
full	Mayfair House	12	0	12	159.99	23,039	153.42	22092	947			
full	MVT I	6		6	159.99	11,519	153.42	11046	473			
full	MVT II	6		6	159.99	11,519	153.42	11046	473			
full	Newport Condominium	46		46	159.99	88,316	153.42	84688	3628			
full	North Harbor Village	18		18	159.99	34,558	153.42	33139	1419			
1	Oak Harbor Club (1)	44		44	158.39	83,628	151.88	80193	3435			
2	Oak Harbor Lots (2)	32		32	129.22	49,622	122.72	47125	2497			
full	Osprey Pointe	6		6	159.99	11,519	153.42	11046	473			
full	River Club-Developed	62		66	159.99	126,714	153.42	121509	5205			
2	River Club-Undeveloped (2)	9		5	129.22	7,753	122.72	7363	390			
full	River Point	9		9	159.99	17,279	153.42	16569	710			
full	River Village Estates	16		16	159.99	30,719	153.42	29457	1262			
full	River Village Tower II	6		6	159.99	11,519	153.42	11046	473			
full	River Village Tower III	6		6	159.99	11,519	153.42	11046	473			
full	River Village Tower IV	6		6	159.99	11,519	153.42	11046	473			
full	River Village Tower V	6		6	159.99	11,519	153.42	11046	473			
full	Riverview 11	9		9	159.99	17,279	153.42	16569	710			
1	Somerset House (1)	26		26	158.39	49,416	151.88	47387	2029			
full	St. Andrew's-Devel.	26		26	159.99	49,918	153.42	47867	2051			
2	St. Andrew's-Undeve. (2)	3		3	129.22	4,652	122.72	4418	234			
full	St. Anne's	21	1	21	159.99	40,318	153.42	38662	1656			
full	St. Catherine's	17	0	17	159.99	32,639	153.42	31298	1341			
full	St. David's Island	73		73	159.99	140,154	153.42	134396	5758			
full	St. Elizabeth	20		20	159.99	38,398	153.42	36821	1577			
full	St. George	18	0	18	159.99	34,558	153.42	33139	1419			
full	St. James (c.o.d=44)	45	1	45	159.99	86,396	153.42	82847	3549			
2	St. James Lot (2)	0		0	129.22	-	122.72	0	0			
full	St. Joseph's	14		14	159.99	26,879	153.42	25775	1104			
full	St. Margaret's	7		7	159.99	13,439	153.42	12887	552			
full	St. Phillips	12		12	159.99	23,039	153.42	22092	947			
full	Sunset Cove	15		15	159.99	28,799	153.42	27616	1183			
full	Victoria Island	97		97	159.99	186,232	153.42	178581	7651			
full	Wood Duck Island	67		67	159.99	128,634	153.42	123350	5284			
full	River Village Tower I	6		6	159.99	11,519	153.42	11046	473			
full	Laguna Village (RV)	0		0	159.99	-	153.42	0	0			
full	Reserve	0		0	159.99	-	153.42	0	0			
full	The Falls	65	5	32	159.99	61,437	153.42	58913	2524			
		1361	8	1328		2,524,173		2,419,712	104,454			
(1)		159	1.60		no road resurfacing							
(2)		129	31.12		No Cable TV							
(3)		116	44.22		no road resurfacing, Cable TV or Prop Mgmt (judgment on this was made with the Marina a few years back)							
Full		160										
				Per Developer				As Adjusted				
			(1)	(2)	(3)		(1)	(2)	(3)			
	Full Charge		160.39	160.39	160.39		153.42	153.42	153.42			
	Road Resurfacing		(1.60)		(1.60)		(1.54)		(1.54)			
	Pr Road Resurfacing		-				-					
	Other Reserves											
	Prop Mgmt				(11.50)				(10.76)			
	Cable TV		-	(31.12)	(31.12)		-	(30.70)	(30.70)			
	Adj. Total		158.79	129.28	116.17		151.88	122.72	110.42			

2017

GHCA		2017 RATE SHEET				Attach 3 2017 Rate	
		Developer			Adjusted Per LLC		
2017		Unit		Monthly Cost			
<u>Budget</u>					<u>Adjusted Unit Count LLC</u>	<u>Adjusted Monthly Cost</u>	
		<u>Monthly</u>	<u>Factor</u>	<u>per Unit</u>			
G&A	47,110.00	3,925.83	1,361	2.88	1425	2.75	
Mgmt Fees	181,884.00	15,157.00	1,318	11.50	1408	10.76	(1425 - 17 = 1408)
Security	654,814.00	54,567.83	1,361	40.09	1425	38.29	
Landscape	942,940.00	78,578.33	1,361	57.74	1425	55.14	
Cable TV	480,000.00	40,000.00	1,303	30.70	1303	30.70	Cable Per Developer
Utilities	114,900.00	9,575.00	1,361	7.04	1425	6.72	
Misc Expenses	128,484.00	10,707.00	1,361	7.87	1425	7.51	
Total Oper Expe	2,550,132.00	212,511.00		157.81		151.89	
Road Resurfacing	26,250.00	2,187.50	1,364	1.60	1425	1.54	
Pr Road Resurf	-	-	-	-			
Other Reserves	-	-	1,364	-	1425	-	
Reserves	26,250.00	2,187.50		1.60		1.54	
Total Expenses	2,576,382.00	214,698.50		159.42		153.42	

GRAND HARBOR COMMUNITY ASSOCIATION

2017 BUDGET UNIT COMPUTATION

Attach 3 2017 Units

Developer					Adjusted Per LLC				
		TOTAL INV.	GH VERO HOLDIN GS	TOTAL Per Developer	Units per LLC	Difference			
full	Caldicott House	24		24	24	0			
full	Camden House	24	1	24	24	0			
full	Coventry Island	33		33	33	0			
1	Grand Harbor Club (1)	20		20	20	0			
1	Grand Harbor Marina (1)	1		1	1	0			
3	Grand Harbor Marina (3)	17		17	17	0			
full	Hamilton Island	13		13	13	0			
full	Harbor Island	14		14	14	0			
full	Harbor Links	36		36	36	0			
full	Harbor Pointe	37		37	37	0			
full	Harbor Side #1	6		6	6	0			
full	Harbor Side #2	6		6	6	0			
full	Harbor Side #3	6		6	6	0			
full	Harbor Side #4	6		6	6	0			
full	Harbor Village	73		73	73	0			
full	Harbor's Edge 2	11		11	11	0			
full	Harborside #5	6		6	6	0			
full	Harmony Island	183		183	183	0			
full	Marina Village	14		14	14	0			
full	Mayfair House	12	0	12	12	0			
full	MVT I	6		6	6	0			
full	MVT II	6		6	6	0			
full	Newport Condominium	46		46	46	0			
full	North Harbor Village	18		18	18	0			
1	Oak Harbor Club (1)	44		44	44	0			
2	Oak Harbor Lots (2)	32		32	32	0			
full	Osprey Pointe	6		6	6	0			
full	River Club-Developed	62		66	66	-4			
2	River Club-Undeveloped (2)	9		5	9	4			
full	River Point	9		9	9	0			
full	River Village Estates	16		16	16	0			
full	River Village Tower II	6		6	6	0			
full	River Village Tower III	6		6	6	0			
full	River Village Tower IV	6		6	6	0			
full	River Village Tower V	6		6	6	0			
full	Riverview 11	9		9	9	0			
1	Somerset House (1)	26		26	26	0			
full	St. Andrew's-Devel.	26		26	26	0			
2	St. Andrew's-Undeve. (2)	3		3	3	0			
full	St. Anne's	21	1	21	21	0			
full	St. Catherines's	17	0	17	17	0			
full	St. David's Island	73		73	73	0			
full	St. Elizabeth	20		20	20	0			
full	St. George	18	0	18	18	0			
full	St. James (c.o.d=44)	45	1	45	45	0			
2	St. James Lot (2)	0		0	0	0			
full	St. Joseph's	14		14	14	0			
full	St. Margaret's	7		7	7	0			
full	St. Philips	12		12	12	0			
full	Sunset Cove	15		15	15	0			
full	Victoria Island	97		97	97	0			
full	Wood Duck Island	67		67	67	0			
full	River Village Tower I	6		6	6	0			
full	Laguna Village (RV)	0		0	0	0			
full	Reserve	0		1	59	59			
full	The Falls	65	5	38	66	1			
	The Falls III	0		0	0	0			
Total		1,361	8	1,335	1,425	60			