

Class Harbor Association
Budget Worksheet for 2026
at \$475 HOA Monthly dues

	2025 Actual	2026 Budget
Income		
Annual Dues	136,800.00	136,800.00
Savings Account Intrest Income	479.00	3,000.00
Garage Tax and Insurance	10,065.00	11,000.00
Total Income	\$ 147,344.00	\$ 150,800.00
Expenses		
Bank Fee's	130.00	130.00
Dredging Expense	2,543.00	500.00
Electric Bill	3,050.00	3,355.00
Garbage Service	658.00	724.00
Insurance	9,314.00	10,245.00
Landscape Maintenance	10,283.00	11,311.00
Legal & Professional Fees	425.00	425.00
Major Maintenance	4,852.00	20,000.00
Minor Maintenance	7,799.00	20,000.00
Misc Expenses	305.00	
QuickBooks Payments Fees	1,582.00	1,661.10
Security	2,139.00	2,200.00
State of Oregon Corporation Division	50.00	50.00
Storage locker (CHA Records)	1,812.00	1,993.00
Submerged Land Lease	4,573.00	4,700.00
Taxes		
Federal Income Taxes	635.00	600.00
Oregon Income Tax	150.00	150.00
Real Property Tax	15,446.00	15,754.00
Total Taxes	\$ 16,231.00	\$ 16,504.00
Water And Sewer	30,667.00	33,733.00
Total Expenses	<u>96,413.00</u>	<u>127,531.10</u>

2026 Budget Surplus	<u>23,268.90</u>
2025 Budget Surplus	<u>50,931.00</u>

Coming Member Bills
Garage Tax and Insurance
Monthly Dues Increase if approved by Board
Mortgage Holders Certificate of Deposit

