

The Estuary Homeowners Association, Inc.
Proposed 2023 Budget

For the Period January 1, 2023 through December 31, 2023

Category	2022 Budget	Estimated 2022 EOY	Proposed 2023 Budget		
	Annual	Annual	Annual	Quarterly	Qtrly/Lot
INCOME					
Assessments	\$172,920	\$172,920	\$172,920	\$43,230	\$165.00
TOTAL INCOME	\$172,920	\$172,920	\$172,920	\$43,230	\$165.00

OPERATING EXPENSES					
Bad Debts	\$990	\$82	\$660	\$165	\$0.63
Payment Coupons	\$810	\$810	\$810	\$203	\$0.77
Corporate Filing	\$62	\$62	\$62	\$16	\$0.06
Insurance	\$11,500	\$8,050	\$13,000	\$3,250	\$12.40
Storage Rent	\$700	\$732	\$752	\$188	\$0.72
Community Events	\$2,700	\$1,300	\$2,000	\$500	\$1.91
Miscellaneous	\$2,100	\$1,000	\$1,200	\$300	\$1.15
Landscape Maintenance	\$39,408	\$46,105	\$50,880	\$12,720	\$48.55
Landscape Extras	\$19,160	\$19,160	\$19,160	\$4,790	\$18.28
Tree Trimming/Removal	\$6,000	\$11,191	\$6,000	\$1,500	\$5.73
Irrigation Maintenance	\$4,776	\$7,000	\$4,776	\$1,194	\$4.56
Lakes & Waterways	\$4,800	\$3,725	\$3,600	\$900	\$3.44
Repairs & Improvements	\$6,000	\$3,000	\$4,800	\$1,200	\$4.58
Lights & Sign Maintenance	\$900	\$0	\$900	\$225	\$0.86
Accounting Services	\$1,314	\$1,390	\$1,392	\$348	\$1.33
Legal Services	\$2,400	\$4,000	\$3,000	\$750	\$2.86
Management Services	\$24,660	\$24,660	\$25,800	\$6,450	\$24.62
Other Professional Fees	\$3,000	\$0	\$1,800	\$450	\$1.72
Electric	\$4,440	\$4,440	\$4,440	\$1,110	\$4.24
TOTAL OPERATING EXPENSES	\$135,720	\$136,707	\$145,032	\$36,258	\$138.39

RESERVE EXPENSES					
Pooled Reserves	\$37,200	\$37,200	\$27,888	\$6,972	\$26.61
TOTAL RESERVE EXPENSES	\$37,200	\$37,200	\$27,888	\$6,972	\$26.61
TOTAL EXPENSES	\$172,920	\$173,907	\$172,920	\$43,230	\$165.00

NUMBER OF UNITS:	262		262
ANNUAL ASSESSMENT PER UNIT:	\$660		\$660
QTRLY ASSESSMENT PER UNIT:	\$165		\$165

**The Estuary Homeowners Association, Inc.
Proposed 2023 Budget Detail**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income													
Assessment Income	43,230			43,230			43,230			43,230			172,920
Expenses													
Bad Debts	165			165			165			165			660
Payment Coupons											810		810
Corporate Filing			62										62
Insurance					13,000								13,000
Storage Rent												752	752
Community Events	100	100	500	100	100	100	100	100	100	500	100	100	2,000
Miscellaneous	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Landscape Maintenance	4,240	4,240	4,240	4,240	4,240	4,240	4,240	4,240	4,240	4,240	4,240	4,240	50,880
Landscape Extras	1,380	2,880	1,380	1,380	2,480	1,380	1,380	1,380	1,380	1,380	1,380	1,380	19,160
Tree Trimming/Removal	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Irrigation Maintenance	398	398	398	398	398	398	398	398	398	398	398	398	4,776
Lakes & Waterways	300	300	300	300	300	300	300	300	300	300	300	300	3,600
Repairs & Improvements	400	400	400	400	400	400	400	400	400	400	400	400	4,800
Light/Sign Maintenance	75	75	75	75	75	75	75	75	75	75	75	75	900
Accounting Services			1,392										1,392
Legal Services	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Management Services	2,150	2,150	2,150	2,150	2,150	2,150	2,150	2,150	2,150	2,150	2,150	2,150	25,800
Other Professional Fees	150	150	150	150	150	150	150	150	150	150	150	150	1,800
Electric	370	370	370	370	370	370	370	370	370	370	370	370	4,440
Pooled Reserves	2,324	2,324	2,324	2,324	2,324	2,324	2,324	2,324	2,324	2,324	2,324	2,324	27,888
Total Expenses	12,902	14,237	14,591	12,902	26,837	12,737	12,902	12,737	12,737	13,302	13,547	13,489	172,920
Net Income	30,328	-14,237	-14,591	30,328	-26,837	-12,737	30,328	-12,737	-12,737	29,928	-13,547	-13,489	0

**The Estuary Homeowners Association, Inc.
Proposed 2023 Budget Notes**

Line Item	2022	2023	Change		Note
			%	\$	
Assessment Income	172,920	172,920	0.00%		- 262 lots \$660/yr \$165/qtr
Bad Debts	990	660	-33.33%	(330)	Potential assessment write off-MTG FCs, BKR's
Payment Coupons	810	810	0.00%		- November - bank coupons & shipping
Corporate Filing	62	62	0.00%		- March - filing annual Florida corporation report
Insurance	11,500	13,000	13.04%	1,500	May - Property, Genl/Liability, D&O, Crime
Storage Rent	700	752	7.43%	52	Annual Storage for Holiday decorations - December
Community Events	2,700	2,000	-25.93%	(700)	Welcome baskets+community yard sales+social events+newsletters
Miscellaneous	2,100	1,200	-42.86%	(900)	Meeting room rental as needed+mailings+contingency items
Landscape Maintenance	39,408	50,880	29.11%	11,472	Contract - August renewal
Landscape Extras	19,160	19,160	0.00%		- Mulch, entrway enhancements/dead plant replacement as needed
Tree Trimming/Removal	6,000	6,000	0.00%		- Tree trim+remove+stump grind+root prune
Irrigation Maintenance	4,776	4,776	0.00%		- Monthly inspection+repair of controllers, decoders, solenoids
Lakes & Waterways	4,800	3,600	-25.00%	(1,200)	Contract plus aeration repairs as needed
Repairs & Improvements	6,000	4,800	-20.00%	(1,200)	2 waste stations at \$86 monthly, fence/playground rprs as needed
Lights & Sign Maintenance	900	900	0.00%		- Electrical work as needed for lights and general repair to signs
Accounting Services	1,314	1,392	5.94%	78	March - per F.S. CPA IRS tax filing and 1099s as required
Legal Services	2,400	3,000	25.00%	600	Opinions,enforcement/fining,involvement in neighboring developments
Management Services	24,660	25,800	4.62%	1,140	Contract - January renewal
Other Professional Fees	3,000	1,800	-40.00%	(1,200)	Engineer-playground drainage, other areas as necessary
Electric	4,440	4,440	0.00%		- 5 metered accounts, based on current year actual expense
Pooled Reserves	37,200	27,888	-25.03%	(9,312)	Contribution toward future capital expenses per reserve study