

The Estuary H.O.A.				
Proposed Budget based on 262 homes				
for the year ending December 31, 2017				
	Actual 09/30	Budget 2016	Budget 2017	
Income				
Operating Assessments	\$105,304	\$142,528	\$141,134	262 @ 134.67 quarterly
Reserve Assessments	\$22,794	\$30,392	\$31,786	262 @30.33 quarterly
Other Income (actual)	\$22,268			
Total Income	\$150,366	\$172,920	\$172,920	
Expenses				
Management Fees	\$20,229	\$26,724	\$26,724	
Add'l management services	\$1,671	\$1,572	\$1,572	
Corporate Annual Report	\$62	\$62	\$62	
Insurance	\$7,890	\$8,463	\$8,260	
CPA Services	\$175	\$900	\$900	
Professional Services			\$0	
Legal Services		\$3,000	\$3,000	
Abatement - Legal	\$13,367			
Archiving Records Storage	\$658	\$120	\$778	✓
Bad Debt Expense			\$0	
Grounds Maintenance	\$27,782	\$36,000	\$37,092	
Irrigation Repairs	\$2,808	\$2,400	\$3,600	
Pond Maint	\$4,575	\$3,300	\$11,025	✓
Midgies and Ants (playground)		\$2,000	\$2,000	
Mitigation/Stormwater	\$2,550	\$8,760	\$10,350	✓
Electric no street lights	\$27,662	\$31,200	\$2,400	
Mulch/Annuals	\$10,449	\$5,600	\$14,950	
Sod, Shrub Replacement	\$1,150	\$2,500	\$6,506	
Tree Trimming & Removal		\$2,500	\$3,255	
Lights & Sign Maintenance		\$527	\$900	
General Maintenance	\$7,200	\$3,000	\$3,600	
Community Events	\$352	\$1,200	\$2,000	
Unapplied Expenses	\$375	\$2,700	\$2,160	
Total Operating Expenses	\$128,955	\$142,528	\$141,134	
General Reserves	\$22,794	\$30,392	\$31,786	
Total Expenses	\$151,749	\$172,920	\$172,920	
Net Income	-\$1,383	\$0	\$0	
Assumptions:				
Insurance costs will increase 5% over current policy premiums which were lower in 2016 than budgeted.				
Electric costs will remain stable. Street lights were included in 2016 budget.				
Reserves are fully funded per reserve study.				
There is no surplus to allocate against assessments.				