

**The Estuary Homeowners Association, Inc.**  
**Proposed 2020 Budget**

For the Period January 1, 2020 through December 31, 2020

Category	2019 Budget	Estimated 2019 EOY	Proposed 2020 Budget		
	Annual	Annual	Annual	Quarterly	Qtrly/Lot
<b>INCOME</b>					
Assessments	\$172,920	\$172,920	\$172,920	\$43,230	\$165.00
<b>TOTAL INCOME</b>	<b>\$172,920</b>	<b>\$172,920</b>	<b>\$172,920</b>	<b>\$43,230</b>	<b>\$165.00</b>

<b>OPERATING EXPENSES</b>					
Bad Debts	\$0	\$152	\$1,048	\$262	\$1.00
Payment Coupons	\$0	\$1,600	\$800	\$200	\$0.76
Corporate Filing	\$62	\$62	\$62	\$16	\$0.06
Insurance	\$8,832	\$9,226	\$9,255	\$2,314	\$8.83
Storage Rent	\$685	\$641	\$660	\$165	\$0.63
Community Events	\$2,500	\$2,500	\$2,550	\$638	\$2.43
Miscellaneous	\$2,700	\$500	\$2,700	\$675	\$2.58
Landscape Maintenance	\$42,260	\$41,900	\$39,600	\$9,900	\$37.79
Landscape Extras	\$14,950	\$416	\$12,000	\$3,000	\$11.45
Landscape Replacement	\$7,500	\$1,290	\$7,200	\$1,800	\$6.87
Tree Trimming/Removal	\$4,046	\$5,000	\$6,000	\$1,500	\$5.73
Irrigation Maintenance	\$3,600	\$2,000	\$3,600	\$900	\$3.44
Pest Control	\$2,000	\$0	\$2,100	\$525	\$2.00
Lakes & Waterways	\$9,000	\$4,225	\$4,800	\$1,200	\$4.58
Repairs & Improvements	\$3,600	\$7,100	\$6,000	\$1,500	\$5.73
Lights & Sign Maintenance	\$900	\$0	\$900	\$225	\$0.86
Accounting Services	\$900	\$900	\$1,225	\$306	\$1.17
Legal Services	\$2,400	\$4,150	\$2,400	\$600	\$2.29
Management Services	\$28,296	\$27,685	\$24,000	\$6,000	\$22.90
Other Professional Fees	\$3,500	\$7,200	\$6,000	\$1,500	\$5.73
Electric	\$1,800	\$2,800	\$2,820	\$705	\$2.69
<b>TOTAL OPERATING EXPENSES</b>	<b>\$139,531</b>	<b>\$119,347</b>	<b>\$135,720</b>	<b>\$33,930</b>	<b>\$129.50</b>

<b>RESERVE EXPENSES</b>					
Pooled Reserves	\$33,389	\$33,389	\$37,200	\$9,300	\$35.50
<b>TOTAL RESERVE EXPENSES</b>	<b>\$33,389</b>	<b>\$33,389</b>	<b>\$37,200</b>	<b>\$9,300</b>	<b>\$35.50</b>
<b>TOTAL EXPENSES</b>	<b>\$172,920</b>	<b>\$152,736</b>	<b>\$172,920</b>	<b>\$43,230</b>	<b>\$165.00</b>

<b>NUMBER OF UNITS:</b>	<b>262</b>		<b>262</b>
<b>ANNUAL ASSESSMENT PER UNIT:</b>	<b>\$660</b>		<b>\$660</b>
<b>QTRLY ASSESSMENT PER UNIT:</b>	<b>\$165</b>		<b>\$165</b>

**The Estuary Homeowners Association, Inc.  
Proposed 2020 Budget Detail**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Income</b>													
Assessment Income	43,230			43,230			43,230			43,230			172,920
<b>Expenses</b>													
Bad Debts	262			262			262			262			1,048
Payment Coupons											800		800
Corporate Filing			62										62
Insurance					8,700			555					9,255
Storage Rent	660												660
Community Events	50	50	700	50	50	50	50	700	50	50	50	700	2,550
Miscellaneous	225	225	225	225	225	225	225	225	225	225	225	225	2,700
Landscape Maintenance	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	39,600
Landscape Extras	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
Landscape Replacement	600	600	600	600	600	600	600	600	600	600	600	600	7,200
Tree Trimming/Removal	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Irrigation Maintenance	300	300	300	300	300	300	300	300	300	300	300	300	3,600
Pest Control	175	175	175	175	175	175	175	175	175	175	175	175	2,100
Lakes & Waterways	400	400	400	400	400	400	400	400	400	400	400	400	4,800
Repairs & Improvements	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Light/Sign Maintenance	75	75	75	75	75	75	75	75	75	75	75	75	900
Accounting Services			1,225										1,225
Legal Services	200	200	200	200	200	200	200	200	200	200	200	200	2,400
Management Services	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000
Other Professional Fees	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Electric	235	235	235	235	235	235	235	235	235	235	235	235	2,820
Pooled Reserves	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	3,100	37,200
<b>Total Expenses</b>	<b>14,082</b>	<b>13,160</b>	<b>15,097</b>	<b>13,422</b>	<b>21,860</b>	<b>13,160</b>	<b>13,422</b>	<b>14,365</b>	<b>13,160</b>	<b>13,422</b>	<b>13,960</b>	<b>13,810</b>	<b>172,920</b>
<b>Net Income</b>	<b>29,148</b>	<b>-13,160</b>	<b>-15,097</b>	<b>29,808</b>	<b>-21,860</b>	<b>-13,160</b>	<b>29,808</b>	<b>-14,365</b>	<b>-13,160</b>	<b>29,808</b>	<b>-13,960</b>	<b>-13,810</b>	<b>0</b>

**The Estuary Homeowners Association, Inc.  
Proposed 2020 Budget Notes**

Line Item	2019	2020	Change		Note
			%	\$	
Assessment Income	172,920	172,920	0.0%	0	262 lots \$660/yr \$165/qtr
Bad Debts	-	1,048	100.0%	1,048	Write off-MTG FCs, BKR's
Payment Coupons	-	800	100.0%	800	BB&T Coupons & shipping
Corporate Filing	62	62	0.0%	0	Required state report
Insurance	8,832	9,255	4.8%	423	Prop, G/L, D&O, Crime
Storage Rent	685	660	-3.6%	(25)	Storage for Holiday decorations
Community Events	2,500	2,550	2.0%	50	Welcome Baskets, Parties
Miscellaneous	2,700	2,700	0.0%	0	Mtg room rent, contingency
Landscape Maintenance	42,260	39,600	-6.3%	(2,660)	Contract
Landscape Extras	14,950	12,000	-19.7%	(2,950)	New plants, etc
Landscape Replacement	7,500	7,200	-4.0%	(300)	Replace landscape as necessary
Tree Trimming/Removal	4,046	6,000	48.3%	1,954	Tree trim/remove/stump grind
Irrigation Maintenance	3,600	3,600	0.0%	0	Monthly inspection & repairs
Pest Control	2,000	2,100	5.0%	100	Turf treatment as necessary
Lakes & Waterways	9,000	4,800	-46.7%	(4,200)	Contract
Repairs & Improvements	3,600	6,000	66.7%	2,400	Waste stations, fence rprs
Lights & Sign Maintenance	900	900	0.0%	0	Repairs as necessary
Accounting Services	900	1,225	36.1%	325	CPA compilation report per F.S.
Legal Services	2,400	2,400	0.0%	-	Opinions, enforcement
Management Services	28,296	24,000	-15.2%	(4,296)	Contract
Other Professional Fees	3,500	6,000	71.4%	2,500	Engineer-playground drainage
Electric	1,800	2,820	56.7%	1,020	Based on previous year expense
Pooled Reserves	33,389	37,200	11.4%	3811	Contribution toward capital exp