

**The Estuary Homeowners Association, Inc.
Proposed 2021 Budget**

For the Period January 1, 2021 through December 31, 2021

| Category | 2020 Budget | Estimated 2020 EOY | Proposed 2021 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 | \$1,048 | \$95 | \$990 | \$248 | \$0.94 |
| Payment Coupons | \$800 | \$810 | \$810 | \$203 | \$0.77 |
| Corporate Filing | \$62 | \$62 | \$62 | \$16 | \$0.06 |
| Insurance | \$9,255 | \$9,963 | \$9,990 | \$2,498 | \$9.53 |
| Storage Rent | \$660 | \$680 | \$700 | \$175 | \$0.67 |
| Community Events | \$2,550 | \$900 | \$2,700 | \$675 | \$2.58 |
| Miscellaneous | \$2,700 | \$700 | \$2,100 | \$525 | \$2.00 |
| Landscape Maintenance | \$39,600 | \$40,900 | \$39,408 | \$9,852 | \$37.60 |
| Landscape Extras | \$12,000 | \$12,000 | \$19,160 | \$4,790 | \$18.28 |
| Landscape Replacement | \$7,200 | \$7,200 | \$0 | \$0 | \$0.00 |
| Tree Trimming/Removal | \$6,000 | \$700 | \$6,000 | \$1,500 | \$5.73 |
| Irrigation Maintenance | \$3,600 | \$9,500 | \$4,776 | \$1,194 | \$4.56 |
| Pest Control | \$2,100 | \$0 | \$0 | \$0 | \$0.00 |
| Lakes & Waterways | \$4,800 | \$9,965 | \$4,800 | \$1,200 | \$4.58 |
| Repairs & Improvements | \$6,000 | \$1,700 | \$6,000 | \$1,500 | \$5.73 |
| Lights & Sign Maintenance | \$900 | \$0 | \$900 | \$225 | \$0.86 |
| Accounting Services | \$1,225 | \$1,300 | \$1,300 | \$325 | \$1.24 |
| Legal Services | \$2,400 | \$12,500 | \$2,400 | \$600 | \$2.29 |
| Management Services | \$24,000 | \$24,000 | \$24,000 | \$6,000 | \$22.90 |
| Other Professional Fees | \$6,000 | \$700 | \$6,000 | \$1,500 | \$5.73 |
| Electric | \$2,820 | \$3,628 | \$3,624 | \$906 | \$3.46 |
| TOTAL OPERATING EXPENSES | \$135,720 | \$137,303 | \$135,720 | \$33,930 | \$129.50 |

| RESERVE EXPENSES | | | | | |
|-------------------------------|------------------|------------------|------------------|-----------------|-----------------|
| Pooled Reserves | \$37,200 | \$37,200 | \$37,200 | \$9,300 | \$35.50 |
| TOTAL RESERVE EXPENSES | \$37,200 | \$37,200 | \$37,200 | \$9,300 | \$35.50 |
| TOTAL EXPENSES | \$172,920 | \$174,503 | \$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 2021 Budget Detail**

| Income | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Total |
|-------------------------|---------------|----------------|----------------|---------------|----------------|----------------|---------------|----------------|----------------|---------------|----------------|----------------|----------------|
| Assessment Income | 43,230 | | | 43,230 | | | 43,230 | | | 43,230 | | | 172,920 |
| Expenses | | | | | | | | | | | | | |
| Bad Debts | 330 | | | 165 | | | 330 | | | 165 | 810 | | 990 |
| Payment Coupons | | | 62 | | | | | | | | | | 810 |
| Corporate Filing | | | | | 9,990 | | | | | | | | 62 |
| Insurance | | | | | | | | | | | | | 9,990 |
| Storage Rent | 700 | | | | | | | | | | | | 700 |
| Community Events | 50 | 50 | 1,100 | 50 | 50 | 50 | 50 | 50 | 50 | 1,100 | 50 | 50 | 700 |
| Miscellaneous | 175 | 175 | 175 | 175 | 175 | 175 | 175 | 175 | 175 | 175 | 175 | 175 | 2,700 |
| Landscape Maintenance | 3,284 | 3,284 | 3,284 | 3,284 | 3,284 | 3,284 | 3,284 | 3,284 | 3,284 | 3,284 | 3,284 | 3,284 | 2,100 |
| 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 | 39,408 |
| Tree Trimming/Removal | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 19,160 |
| Irrigation Maintenance | 398 | 398 | 398 | 398 | 398 | 398 | 398 | 398 | 398 | 398 | 398 | 398 | 6,000 |
| Lakes & Waterways | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 4,776 |
| Repairs & Improvements | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 4,800 |
| Light/Sign Maintenance | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 6,000 |
| Accounting Services | | | 1,300 | | | | | | | | | | 900 |
| Legal Services | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 1,300 |
| 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 | 2,400 |
| Other Professional Fees | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 24,000 |
| Electric | 302 | 302 | 302 | 302 | 302 | 302 | 302 | 302 | 302 | 302 | 302 | 302 | 6,000 |
| 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 | 3,624 |
| Total Expenses | 13,894 | 14,364 | 15,276 | 13,029 | 23,954 | 12,864 | 13,194 | 12,864 | 12,864 | 14,079 | 13,674 | 12,864 | 172,920 |
| Net Income | 29,336 | -14,364 | -15,276 | 30,201 | -23,954 | -12,864 | 30,036 | -12,864 | -12,864 | 29,151 | -13,674 | -12,864 | 0 |