

The Estuary Homeowners Association, Inc.
Proposed 2022 Budget

For the Period January 1, 2022 through December 31, 2022

| Category | 2021 Budget | Estimated 2021 EOY | Proposed 2022 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 | \$0 | \$990 | \$248 | \$0.94 |
| Payment Coupons | \$810 | \$810 | \$810 | \$203 | \$0.77 |
| Corporate Filing | \$62 | \$62 | \$62 | \$16 | \$0.06 |
| Insurance | \$9,990 | \$11,378 | \$11,500 | \$2,875 | \$10.97 |
| Storage Rent | \$700 | \$700 | \$700 | \$175 | \$0.67 |
| Community Events | \$2,700 | \$2,000 | \$2,700 | \$675 | \$2.58 |
| Miscellaneous | \$2,100 | \$12,200 | \$2,100 | \$525 | \$2.00 |
| Landscape Maintenance | \$39,408 | \$39,408 | \$39,408 | \$9,852 | \$37.60 |
| Landscape Extras | \$19,160 | \$19,000 | \$19,160 | \$4,790 | \$18.28 |
| Tree Trimming/Removal | \$6,000 | \$2,000 | \$6,000 | \$1,500 | \$5.73 |
| Irrigation Maintenance | \$4,776 | \$4,776 | \$4,776 | \$1,194 | \$4.56 |
| Lakes & Waterways | \$4,800 | \$8,585 | \$4,800 | \$1,200 | \$4.58 |
| Repairs & Improvements | \$6,000 | \$6,200 | \$6,000 | \$1,500 | \$5.73 |
| Lights & Sign Maintenance | \$900 | \$0 | \$900 | \$225 | \$0.86 |
| Accounting Services | \$1,300 | \$1,310 | \$1,314 | \$329 | \$1.25 |
| Legal Services | \$2,400 | \$1,800 | \$2,400 | \$600 | \$2.29 |
| Management Services | \$24,000 | \$24,000 | \$24,660 | \$6,165 | \$23.53 |
| Other Professional Fees | \$6,000 | \$2,500 | \$3,000 | \$750 | \$2.86 |
| Electric | \$3,624 | \$4,260 | \$4,440 | \$1,110 | \$4.24 |
| TOTAL OPERATING EXPENSES | \$135,720 | \$140,989 | \$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 | \$178,189 | \$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 2022 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 | 330 | | | 165 | | | 330 | | | 165 | | | 990 |
| Payment Coupons | | | | | | | | | | | 810 | | 810 |
| Corporate Filing | | | 62 | | | | | | | | | | 62 |
| Insurance | | | | | 11,500 | | | | | | | | 11,500 |
| Storage Rent | | | | | | | | | | | | 700 | 700 |
| Community Events | 50 | 50 | 1,100 | 50 | 50 | 50 | 50 | 50 | 50 | 1,100 | 50 | 50 | 2,700 |
| Miscellaneous | 175 | 175 | 175 | 175 | 175 | 175 | 175 | 175 | 175 | 175 | 175 | 175 | 2,100 |
| 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 | 39,408 |
| 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 | 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 | | | 1,314 | | | | | | | | | | 1,314 |
| Legal Services | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 2,400 |
| Management Services | 2,055 | 2,055 | 2,055 | 2,055 | 2,055 | 2,055 | 2,055 | 2,055 | 2,055 | 2,055 | 2,055 | 2,055 | 24,660 |
| Other Professional Fees | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 3,000 |
| Electric | 370 | 370 | 370 | 370 | 370 | 370 | 370 | 370 | 370 | 370 | 370 | 370 | 4,440 |
| 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 |
| Total Expenses | 13,067 | 14,237 | 15,163 | 12,902 | 25,337 | 12,737 | 13,067 | 12,737 | 12,737 | 13,952 | 13,547 | 13,437 | 172,920 |
| Net Income | 30,163 | -14,237 | -15,163 | 30,328 | -25,337 | -12,737 | 30,163 | -12,737 | -12,737 | 29,278 | -13,547 | -13,437 | 0 |

**The Estuary Homeowners Association, Inc.
Proposed 2022 Budget Notes**

| Line Item | 2021 | 2022 | Change | | Note |
|---------------------------|---------|---------|---------|-------|---|
| | | | % | \$ | |
| Assessment Income | 172,920 | 172,920 | 0.00% | 0 | 262 lots \$660/yr \$165/qtr |
| Bad Debts | 990 | 990 | 0.00% | 0 | Potential assessment write off-MTG FCs, BKR's |
| Payment Coupons | 810 | 810 | 0.00% | 0 | November - bank coupons & shipping |
| Corporate Filing | 62 | 62 | 0.00% | 0 | March - filing annual Florida corporation report |
| Insurance | 9,990 | 11,500 | 15.12% | 1510 | May - Property, Genl/Liability, D&O, Crime |
| Storage Rent | 700 | 700 | 0.00% | 0 | Annual Storage for Holiday decorations - December |
| Community Events | 2,700 | 2,700 | 0.00% | 0 | Welcome baskets+community yard sales+social events+newsletters |
| Miscellaneous | 2,100 | 2,100 | 0.00% | 0 | Meeting room rental as needed+mailings+contingency items |
| Landscape Maintenance | 39,408 | 39,408 | 0.00% | 0 | Monthly Contract includes fertilization for turf & shrubs |
| Landscape Extras | 19,160 | 19,160 | 0.00% | 0 | Mulch, entrway enhancements/dead plant replacement as needed |
| Tree Trimming/Removal | 6,000 | 6,000 | 0.00% | 0 | Tree trim+remove+stump grind+root prune |
| Irrigation Maintenance | 4,776 | 4,776 | 0.00% | 0 | Monthly inspection+repair of controllers, decoders, solenoids |
| Lakes & Waterways | 4,800 | 4,800 | 0.00% | 0 | Contract - monthly expense of \$275 |
| Repairs & Improvements | 6,000 | 6,000 | 0.00% | 0 | Waste stations at \$86 monthly, fence/playground rprs as needed |
| Lights & Sign Maintenance | 900 | 900 | 0.00% | 0 | Electrical work as needed for lights and general repair to signs |
| Accounting Services | 1,300 | 1,314 | 1.08% | 14 | March - per F.S. CPA IRS tax filing and 1099s as required |
| Legal Services | 2,400 | 2,400 | 0.00% | 0 | Opinions,enforcement/fining,involvement in neighboring developments |
| Management Services | 24,000 | 24,660 | 2.75% | 660 | Contract monthly at \$2055 |
| Other Professional Fees | 6,000 | 3,000 | -50.00% | -3000 | Engineer-playground drainage, other areas as necessary |
| Electric | 3,624 | 4,440 | 22.52% | 816 | New meter added - 3 accounts average for 6 months |
| Pooled Reserves | 37,200 | 37,200 | 0.00% | 0 | Contribution toward future capital expenses per reserve study |