

CALABAY PARC AT TOWER LAKE
Proposed Operating Budget
Year Ending December 31, 2023

I N C O M E			
	\$525	\$550	\$650
Budget Year -	2021 Budget	2022 Budget	2023 Proposed
Assessments - 316 units	\$ 663,600.00	\$ 695,200.00	\$ 816,400.00
Excess Income Prior Year	\$ -	\$ -	\$ -
Total Income	\$ 663,600.00	\$ 695,200.00	\$ 816,400.00
E X P E N S E S			
GENERAL & ADMINISTRATIVE			
Annual Corporate Report	\$ 60.00	\$ 61.00	\$ 61.00
Annual Meeting	\$ -		
CPA Services	\$ 5,700.00	\$ 5,700.00	\$ 4,500.00
D&O Insurance	\$ 2,300.00	\$ 2,400.00	\$ 4,400.00
Liability & Property Insurance	\$ 7,000.00	\$ 9,220.00	\$ 14,700.00
Legal Expenses	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Management Fee	\$ 20,880.00	\$ 21,924.00	\$ 23,020.20
Miscellaneous/Bank Fees	\$ 80.00	\$ -	
Phone & Fax & Email & Website	\$ 300.00	\$ 300.00	\$ 300.00
Postage	\$ 600.00	\$ 750.00	\$ 1,500.00
Bad Debt Expense- Uncollected Dues	\$ 16,500.00	\$ 16,000.00	\$ 16,000.00
Printing, Copying & Supplies	\$ 500.00	\$ 1,000.00	\$ 1,000.00
Storage Fees	\$ 1,020.00	\$ 1,080.00	\$ 1,200.00
Total General & Administrative	\$ 59,940.00	\$ 63,435.00	\$ 71,681.20
GROUNDS MAINTENANCE			
Club House R&M	\$ 10,000.00	\$ 8,000.00	\$ 8,000.00
Clubhouse Elevator Contract	\$ 2,050.00	\$ 2,050.00	\$ 2,050.00
Clubhouse Termite & Pest	\$ 800.00	\$ 800.00	\$ 450.00
*Clubhouse water & cable utility	\$ 10,500.00	\$ 8,000.00	\$ 8,000.00
*Clubhouse Electric Utilities		\$ 4,000.00	\$ 4,000.00
**Contracted Lawn Service	\$ 173,000.00	\$ 222,239.00	\$ 225,800.00
*Contracted Fert and Pest for lawns	\$ 31,000.00	\$ 28,865.00	\$ 29,700.00
Community Annual Mulch			\$ 3,100.00
HOA Propoerty Powerwashing			\$ 5,000.00
Entrance & Easement Landscaping	\$ 500.00	\$ 500.00	\$ 100.00
*Contracted Irrigation Inspections	\$ 78,000.00	\$ 27,492.00	\$ 28,300.00
*Irrigation Repair	\$ 7,000.00	\$ 14,000.00	\$ 14,000.00
Palm Tree Maintenance bi-annual trim	\$ 17,190.00	\$ 21,840.00	\$ 22,500.00
Gate Repairs- Only Gates	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Gate Telephone- Minniehaha Gate	\$ 1,200.00	\$ 1,500.00	\$ 1,500.00
Security Contract at gate contract	\$ 189,000.00	\$ 197,000.00	\$ 220,900.00
*Gate House Expenses	\$ 5,000.00	\$ 4,000.00	\$ 4,000.00
*Gate House utilites		\$ 5,000.00	\$ 5,000.00
Miscellaneous Repairs & Supplies	\$ 10,000.00	\$ 6,354.00	\$ 5,000.00
Signage			\$ -
Permitter Fence R&M	\$ 2,000.00	\$ 1,000.00	\$ 1,000.00
Street Lighting Contract	\$ 12,625.00	\$ 12,625.00	\$ 15,400.00
Irrigation Water - Common Area - electric	\$ 1,500.00	\$ 5,200.00	\$ 8,126.80
Surveillance Cameras	\$ 1,000.00	\$ 100.00	\$ -
Mitigation Area & Lake Maintenance contract	\$ 1,000.00	\$ 2,700.00	\$ 2,700.00
SWFWMD compliance inspections	\$ 500.00	\$ 500.00	\$ 500.00
Shortfall Recovery			\$ 71,592.00
Total Grounds Maintenance	\$ 558,865.00	\$ 578,765.00	\$ 691,718.80
Reserve Contribution	\$ 44,795.00	\$ 53,000.00	\$ 53,000.00
Total Expenses	\$ 663,600.00	\$ 695,200.00	\$ 816,400.00

DISCLAIMER: THE BUDGET AND FIGURES ARE A GOOD FAITH ESTIMATE ONLY AND REPRESENT AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACT AND CIRCUMSTANCES EXISTING AT THE TIME OF PREPARATION.