

Seaglass Homeowners Association, Inc.

Operating Budget

For the period of 1-1-23 through 12-31-23

Based 72 homes

Common Expenses			
"A" Expenses			
	Annual		Monthly
Expenses			
Administrative			
Management Fees	\$ 17,280.00	\$	1,440.00
Legal Fees	\$ 500.00	\$	41.67
Accounting/CPA	\$ 3,700.00	\$	308.33
Insurance/Property	\$ 9,042.00	\$	753.50
Administration Expenses	\$ 800.00	\$	66.67
Corporate Fees	\$ 362.00	\$	30.17
Clubhouse/Pool Maintenance			
Clubhouse/Property Maint & Repair/Trash	\$ 5,200.00	\$	433.33
Club Furniture & Improvements	\$ 5,000.00	\$	416.67
Maintenance/Cleaning Supplies	\$ 1,000.00	\$	83.33
Contractor Repairs	\$ 1,000.00	\$	83.33
Clubhouse/Gates Access Control/Security	\$ 23,040.00	\$	1,920.00
Fitness Equipment Maint/Repair	\$ 950.00	\$	79.17
Pressure Wash Sidewalks	\$ 1,800.00	\$	150.00
Beach Access Maintenance	\$ 1,400.00	\$	116.67
Clubhouse Pest/Rodent Control	\$ 1,800.00	\$	150.00
Entrance Gate Maint/Repair	\$ 3,000.00	\$	250.00
Grounds Maintenance	\$ -		
Lawn Maintenance - Homes	\$ 172,800.00	\$	14,400.00
Lawn Maintenance - Common	\$ 63,000.00	\$	5,250.00
Irrigation Supp/Maint	\$ 20,400.00	\$	1,700.00
Fertilization/Pest Control - Homes	\$ 43,200.00	\$	3,600.00
Fertilization/Pest Control - Common	\$ 15,000.00	\$	1,250.00
Landscape Replacement - Common	\$ 1,200.00	\$	100.00
Mulch - Common	\$ 5,000.00	\$	416.67
Mulch - Homes	\$ 10,800.00	\$	900.00
Lake Maintenance	\$ 1,764.00	\$	147.00
Tree Pruning & Maintenance	\$ 10,000.00	\$	833.33
Utilities	\$ -		
Electric - Street Lights	\$ 8,735.00	\$	727.92
Electric - Irrigation	\$ 2,548.00	\$	212.33
Electric - Entrance/Gate	\$ 337.00	\$	28.08
Electric - Clubhouse	\$ 4,514.00	\$	376.17
Water - Clubhouse	\$ 1,170.00	\$	97.50
Cable/Wifi	\$ 90,720.00	\$	7,560.00
Miscellaneous	\$ -		
Contingency	\$ 5,500.00	\$	458.33
Club Contingency	\$ 5,000.00	\$	416.67
Grounds Contingency	\$ 5,000.00	\$	416.67
Reserves	\$ -	\$	-
Reserves	\$ -		
TOTALS	\$ 542,562.00	\$	45,213.50

Total Per Improved Lot Month	628
Total Per Improved Lot Quarterly	1,884
Total Per Improved Lot Annual	7,536

THIS INITIAL BUDGET OF THE ASSOCIATION IS PROJECTED (NOT BASED ON ACTUAL HISTORICAL OPERATING FIGURES) AND IS BASED ON BUILD-OUT. THEREFORE, ACTUAL INCOME & EXPENSES MAY BE LESS OR GREATER THAN PROJECTED. DEVELOPER HAS AGREED TO OBLIGATE ITSELF TO DEFICIT FUND OPERATING EXPENSES OF THE ASSOCIATION IN ACCORDANCE WITH SECTION 720.308(1)(b), FLORIDA STATUTES, AND WILL NOT CREATE, ESTABLISH, PROVIDE FOR, OR FUND RESERVE ACCOUNTS, AS PROVIDED IN SECTION 720.303(6)(b) or SECTION 720.303(6)(d), FLORIDA STATUTES. ANY REFERENCE IN THE BUDGET TO RESERVES IS SOLELY FOR INFORMATIONAL PURPOSES. CAPITAL CONTRIBUTIONS MADE BY MEMBERS OF THE ASSOCIATION, OR VOLUNTARILY CONTRIBUTIONS BY DEVELOPER, SHALL NOT BE CONSIDERED OR DEEMED TO BE RESERVES UNDER SECTION 720, FLORIDA STATUTES.

THIS BUDGET DOES NOT ACCOUNT FOR ANY RESERVES OR THE RAISE AND HOLD OF LONG TERM CAPITAL FOR FUTURE ASSOCIATION NEEDS. FUTURE BOARDS MAY REVIEW AND ADD THIS CATEGORY TO THE BUDGET WHICH WILL RESULT IN AN INCREASE IN OVERALL DUES.

INCLUDES ROADWAY MAINTENANCE WHICH IN SUBSEQUENT BUDGETS MAY BE INCREASED AFTER REVIEW BY FUTURE ASSOCIATION BOARDS, WHICH MAY RESULT IN AN INCREASE IN OVERALL DUES.