

Seaglass Homeowners Association, Inc.
Operating Budget
For the period of 1-1-23 through 12-31-23
Based 72 homes

Expenses	Common Expenses	
	"A" Expenses	
	Annual	Monthly
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	\$ 47,520.00	\$ 3,960.00
Miscellaneous		
Contingency	\$ 5,500.00	\$ 458.33
Club Contingency	\$ 5,000.00	\$ 416.67
Grounds Contingency	\$ 5,000.00	\$ 416.67
Reserves		
Reserves	\$ -	\$ -
TOTALS	\$ 499,362.00	\$ 41,613.50

2023 Common Fee

Total Per Improved Lot Month	578
Total Per Improved Lot Quarterly	1,734
Total Per Improved Lot Annual	6,936

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.