

DATE PREPARED: SEPTEMBER 22, 2021

**BAYCREST HOMEOWNERS
ASSOCIATION APPROVED BUDGET
FOR THE PERIOD JANUARY 1, 2022
THRU DECEMBER 31, 2022**

of Units: 90

Description	2021 YTD BALANCE	SIX MONTH ESTIMATE	12/31/21 PROJECTED BALANCE	APPROVED 2021 BUDGET	VARIANCE PROJECTION VS. BUDGET	2022 APPROVED BUDGET	NOTES
OPERATING & RESERVE INCOME							
6010 Owner Maintenance Income	\$ 139,500	\$ 139,500	\$ 279,000	\$ 279,000	\$ -	\$ 297,000	
6040 Late Charges	\$ 89	\$ -	\$ 89	\$ -	\$ 89	\$ -	
6060 Bank Interest - Operating	\$ 90	\$ -	\$ 90	\$ -	\$ 90	\$ -	
6210 Application Fees	\$ 500	\$ -	\$ 500	\$ -	\$ 500	\$ -	
Total Operating & Reserve Income	\$ 140,179	\$ 139,500	\$ 279,679	\$ 279,000	\$ 679	\$ 297,000	

TOTAL INCOME	\$ 140,179	\$ 139,500	\$ 279,679	\$ 279,000	\$ 679	\$ 297,000	
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OPERATING EXPENSE

ADMINISTRATIVE							
7010 Legal	\$ 2,244	\$ -	\$ 2,244	\$ 2,000	\$ 244	\$ 3,000	MRTA
7020 Filing Fees - State of Florida	\$ 61	\$ -	\$ 61	\$ 61	\$ 0	\$ 61	
7030 Accounting Fees	\$ 4,350	\$ -	\$ 4,350	\$ 4,300	\$ 50	\$ 4,350	
7050 Management Fees	\$ 9,096	\$ 9,096	\$ 18,192	\$ 18,738	\$ (546)	\$ 18,738	3% Inc
7140 Office Expense	\$ 1,176	\$ 1,176	\$ 2,352	\$ 2,543	\$ (191)	\$ 2,543	3% inc
7170 Misc Administrative Expense	\$ 319	\$ 900	\$ 1,219	\$ 1,250	\$ (31)	\$ 1,288	3% inc.
Total Administrative Expense	\$ 17,246	\$ 11,172	\$ 28,418	\$ 28,892	\$ (474)	\$ 29,980	

INSURANCE							
7510 Insurance - General Liability	\$ 10,753	\$ -	\$ 10,753	\$ 11,334	\$ (581)	\$ 13,050	15% increase.per agent
Total Insurance Expense	\$ 10,753	\$ -	\$ 10,753	\$ 11,334	\$ (581)	\$ 13,050	

UTILITIES							
7620 Water - Irrigation	\$ 3,872	\$ 6,100	\$ 9,972	\$ 10,000	\$ (28)	\$ 10,000	
7630 Sewer & Water	\$ 988	\$ 800	\$ 1,788	\$ 1,500	\$ 288	\$ 1,900	
7640 Electricity	\$ 4,891	\$ 4,891	\$ 9,782	\$ 8,500	\$ 1,282	\$ 10,000	FPL 3.4% inc
7670 Cable TV	\$ 70	\$ 70	\$ 140	\$ 167	\$ (27)	\$ 150	
Total Utilities Expense	\$ 9,821	\$ 11,861	\$ 21,682	\$ 20,167	\$ 1,515	\$ 22,050	

AMENITIES							
7810 Amenities Repair	\$ 1,154	\$ 800	\$ 1,954	\$ 2,000	\$ (47)	\$ 2,000	

Description	2021 YTD BALANCE	SIX MONTH ESTIMATE	12/31/21 PROJECTED BALANCE	APPROVED 2021 BUDGET	VARIANCE PROJECTION VS. BUDGET	2022 APPROVED BUDGET	NOTES
8010 Pool/Spa Maintenance Contract	\$ 3,960	\$ 3,960	\$ 7,920	\$ 7,920	\$ -	\$ 8,328	
8020 Pool/Spa Repairs	\$ 1,902	\$ 2,400	\$ 4,302	\$ 5,000	\$ (698)	\$ 5,000	
8030 Pool/Spa Permits	\$ 250	\$ -	\$ 250	\$ 250	\$ -	\$ 250	
8090 Misc Pool/Spa Expense	\$ -	\$ -	\$ -	\$ 750	\$ (750)	\$ -	
Total Amenities Center Expense	\$ 7,266	\$ 7,160	\$ 14,426	\$ 15,920	\$ (1,494)	\$ 15,578	

MAINTENANCE							
8110 Building Repair	\$ 534	\$ -	\$ 534	\$ -	\$ 534	\$ -	
8140 Pressure Washing	\$ -	\$ -	\$ -	\$ 325	\$ (325)	\$ 1,500	Pool deck, os pool area, road cutters curbing
8180 Fire Equipment	\$ -	\$ 800	\$ 800	\$ 1,500	\$ (700)	\$ 809	
8220 Janitorial Supplies	\$ 90	\$ 180	\$ 270	\$ 350	\$ (80)	\$ 350	
8230 Janitorial Services	\$ 1,236	\$ 1,236	\$ 2,472	\$ 2,472	\$ -	\$ 2,550	3% inc
8290 Misc Maintenance Expense	\$ 2,153	\$ 3,500	\$ 5,653	\$ 6,500	\$ (847)	\$ 4,000	
Total Maintenance Expense	\$ 4,012	\$ 5,716	\$ 9,728	\$ 11,147	\$ (1,419)	\$ 9,209	

LANDSCAPING							
8310 Landscape Maintenance Contract	\$ 46,218	\$ 46,218	\$ 92,436	\$ 92,436	\$ -	\$ 94,284	2% inc
8320 Plants/Shrubs/Sod	\$ 333	\$ 5,604	\$ 5,937	\$ 6,658	\$ (721)	\$ 6,000	
8330 Mulch	\$ -	\$ 16,348	\$ 16,348	\$ 16,348	\$ -	\$ 13,960	Get from Brent
8350 Irrigation Repairs	\$ 4,579	\$ 5,000	\$ 9,579	\$ 10,000	\$ (421)	\$ 10,000	
8410 Tree Trimming	\$ -	\$ 11,455	\$ 11,455	\$ 9,838	\$ 1,617	\$ 18,000	Still fighting with Johnson NEED PROPOSALS
8490 Misc Landscaping Expense	\$ 1,925	\$ -	\$ 1,925	\$ 1,000	\$ 925	\$ 3,000	
Total Landscaping Expense	\$ 53,055	\$ 84,625	\$ 137,680	\$ 136,280	\$ 1,400	\$ 145,244	

PEST CONTROL							
8520 Building Pest Control	\$ 2,687	\$ 2,687	\$ 5,374	\$ 4,200	\$ 1,174	\$ 4,534	
Total Pest Control Expense	\$ 2,687	\$ 2,687	\$ 5,374	\$ 4,200	\$ 1,174	\$ 4,534	

TOTAL OPERATING EXPENSE \$ 104,840 \$ 123,221 \$ 228,061 \$ 227,940 \$ 121 \$ 239,645

NET OPERATING EXPENSE \$ 104,840 \$ 123,221 \$ 228,061 \$ 227,940 \$ 121 \$ 239,645

RESERVE CONTRIBUTIONS							
9190 Reserves - General Fund	\$ 25,530	\$ 25,530	\$ 51,060	\$ 51,060	\$ -	\$ 57,355	
Total Reserve Contribution	\$ 25,530	\$ 25,530	\$ 51,060	\$ 51,060	\$ -	\$ 57,355	

TOTAL OPERATING & RESERVE \$ 130,370 \$ 148,751 \$ 279,121 \$ 279,000 \$ 121 \$ 297,000

NET OPERATING & RESERVE \$ 130,370 \$ 148,751 \$ 279,121 \$ 279,000 \$ 121 \$ 297,000

Description	2021 YTD BALANCE	SIX MONTH ESTIMATE	12/31/21 PROJECTED BALANCE	APPROVED 2021 BUDGET	VARIANCE PROJECTION VS. BUDGET	2022 APPROVED BUDGET	NOTES
NET SURPLUS (DEFICIT)	\$ 9,809	\$ (9,251)	\$ 558	\$ -	\$ 558	\$ -	

RESERVE EQUITY							
5190 Reserves - General Fund	\$ 134,129	\$ (3,561)	\$ 130,567	XXXXXX	XXXXXX	\$ 57,355	
5490 Reserves - Earned Interest	\$ 123	\$ -	\$ 123	XXXXXX	XXXXXX	\$ -	
Total Reserve Contribution	XXXXXX	\$ (3,561)	XXXXXX	\$ -	\$ -	\$ 57,355	
Total Reserve Equity	\$ 134,251	XXXXXX	\$ 130,690	XXXXXX	XXXXXX	XXXXXX	

SUMMARY -- BASED ON 90 UNITS	2021	2022	2021 Annual Per Unit	2022 Annual Per Unit	2021 Quarterly Assessment	2022 Quarterly Assessment	
NET OPERATING EXPENSE	\$ 227,940	\$ 239,645	\$ 2,533	\$ 2,663	\$ 633	\$ 666	
MASTER ASSOCIATION FEES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
MASTER ASSOCIATION FEES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL RESERVE EXPENSE	\$ 51,060	\$ 57,355	\$ 567	\$ 637	\$ 142	\$ 159	
TOTAL	\$ 279,000	\$ 297,000	\$ 3,100	\$ 3,300	\$ 775	\$ 825	

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.