

**Crystal Shores Owners Association**  
**2024 Annual Operating Budget**  
 Approved 10/18/2023

|                                         | <u>2023 Budget</u> | <u>2024 Budget</u> |
|-----------------------------------------|--------------------|--------------------|
| <b>Income</b>                           |                    |                    |
| 4000 · Income                           |                    |                    |
| 4010 · Annual Assessments               | 115,575.00         | 119,025.00         |
| 4030 · Late Payment Interest            | 300.00             | 300.00             |
| 4040 · Bank Interest Income             | 10.00              | 800.00             |
| 4050 · Capital Contributions            | 279.17             | 290.00             |
| 4060 · Fine Assessments Paid            | 6,000.00           | 5,000.00           |
| Total 4000 · Income                     | <u>122,164.17</u>  | <u>125,415.00</u>  |
| <b>Expense</b>                          |                    |                    |
| 6000 · Common Area Maintenance          |                    |                    |
| 6010 · Landscape Maint Serv Contract    | 26,465.76          | 27,790.00          |
| 6015 · Landscape Maint & Supplies       | 500.00             | 500.00             |
| 6020 · Landscape Improvements           | 3,000.00           | 3,000.00           |
| 6025 · Landscape Pine Straw & Mulch     | 4,800.00           | 2,400.00           |
| 6030 · Irrig Syst Maint-Common Area     | 1,000.00           | 1,000.00           |
| 6035 · Irrig Syst Maint-ROW             | 200.00             | 500.00             |
| 6040 · Beach Access Stairs Maint        | 200.00             | 0.00               |
| 6045 · Landscape Lighting Maint         | 300.00             | 450.00             |
| 6050 · Palm Tree Trimming               | 3,808.00           | 4,160.00           |
| 6055 · Sod Replacement                  | 1,000.00           | 1,000.00           |
| 6060 · Hurricane/Storm Clean-up         | 1,000.00           | 1,000.00           |
| 6070 · Fence & Mailbox Maint            | 2,500.00           | 5,000.00           |
| 6075 · Paver Sidewalk Maintenance       | 1,000.00           | 500.00             |
| Total 6000 · Common Area Maintenance    | <u>45,773.76</u>   | <u>47,300.00</u>   |
| 6200 · Community Pool Maintenance       |                    |                    |
| 6210 · Pool Maintenance Contract        | 9,440.41           | 9,640.00           |
| 6220 · Pool Repairs & Supplies          | 500.00             | 300.00             |
| 6230 · Pool Bldg, Deck, Sidewalk Maint  | 250.00             | 200.00             |
| 6240 · Pool Fence & Gate Maintenance    | 200.00             | 500.00             |
| 6250 · Pool Bldg Fire Exting Service    | 200.00             | 130.00             |
| 6260 · Pool Bldg Pest/Termite Control   | 150.00             | 150.00             |
| 6270 · Pool Restroom Cleaning           | 675.00             | 1,400.00           |
| Total 6200 · Community Pool Maintenance | <u>11,415.41</u>   | <u>12,320.00</u>   |
| 6400 · Utilities & Services             |                    |                    |
| 6410 · Electricity-Common Area          | 1,250.00           | 1,375.00           |
| 6420 · Electricity-Pool Area            | 3,830.00           | 4,100.00           |
| 6430 · Garbage Removal-Pool Area        | 280.00             | 325.00             |
| 6440 · Natural Gas-Pool Heater          | 2,400.00           | 1,650.00           |
| 6450 · Water & Sewer Serv-Pool Area     | 1,600.00           | 1,800.00           |
| Total 6400 · Utilities & Services       | <u>9,360.00</u>    | <u>9,250.00</u>    |
| 6600 · Contribution to Reserve Fund     | 18,090.00          | 20,300.00          |
| 6700 · Special Projects                 | 1,000.00           | 0.00               |
| 7000 · General & Administrative         |                    |                    |
| 7010 · Association Management/Accntg    | 13,200.00          | 13,200.00          |
| 7015 · Accounting-CPA Fees              | 450.00             | 525.00             |
| 7020 · Annual Membership Mtg Exp        | 1,000.00           | 450.00             |
| 7030 · Banking Fees & Expenses          | 70.00              | 85.00              |
| 7035 · Legal Fees                       | 7,000.00           | 6,000.00           |
| 7040 · Licenses/Fees/Taxes              | 350.00             | 350.00             |
| 7045 · Miscellaneous Expenses           | 125.00             | 125.00             |
| 7050 · Office Supplies & Printing       | 175.00             | 300.00             |
| 7055 · Postage & Mailing Expenses       | 300.00             | 300.00             |
| 7060 · Security Services                | 6,855.00           | 6,745.00           |
| 7070 · Website Expenses                 | 400.00             | 400.00             |
| Total 7000 · General & Administrative   | <u>29,925.00</u>   | <u>28,480.00</u>   |

**Crystal Shores Owners Association**  
**2024 Annual Operating Budget**  
 Approved 10/18/2023

|                                     | <b><u>2023 Budget</u></b> | <b><u>2024 Budget</u></b> |
|-------------------------------------|---------------------------|---------------------------|
| 7500 · Insurance                    |                           |                           |
| 7510 · Commercial Prop Insurance    | 1,200.00                  | 1430.00                   |
| 7530 · Gen Liability and D&O Insur  | 1,600.00                  | 1925.00                   |
| 7540 · Liability Umbrella Insurance | 2,800.00                  | 3410.00                   |
| 7550 · Workman's Comp Insurance     | 620.00                    | 600.00                    |
| 7560 · Fidelity Bond Insurance      | 380.00                    | 400.00                    |
| Total 7500 · Insurance              | <u>6,600.00</u>           | <u>7,765.00</u>           |
| Total Expense                       | <u>122,164.17</u>         | <u>125,415.00</u>         |
| Net Income                          | <u><u>0.00</u></u>        | <u><u>0.00</u></u>        |