

CAYA COSTA COMMUNITY ASSOCIATION
2023 BUDGET - 01/01/2023 TO 12/31/2023
COMPARISON TO PRIOR YEAR

Revision 05 dtd 11/1/2022

	2022	2022	2023
	ADOPTED	CY to 7/31	PROPOSED
<u>DESCRIPTION</u>	<u>BUDGET</u>	<u>ACTUALS</u>	<u>BUDGET</u>
INCOME			
Maintenance Fees	\$ 1,167,567	\$ 680,572	\$ 1,279,956
Interest Income - Operating	120	34	120
Interest Income - Reserves	2,280	798	1,800
Collection Income	3,600	2,205	3,600
Boat Storage Rental	24,150	7,624	21,375
Miscellaneous Income	600	2,417	600
Water/Sewer/Trash Income (OEI)	285,743	184,165	317,349
TOTAL INCOME	\$ 1,484,059	\$ 877,815	\$ 1,624,800
EXPENSES			
<u>Maint & Repair</u>			
Maint & Repairs - Common	\$ 39,990	\$ 14,026	\$ 16,831
Maint & Repairs - TH/BH	15,326	-	18,391
Grounds - Common	37,608	26,881	35,839
Grounds - TH/BH	124,423	68,146	143,355
Lakes/Ponds Maint	6,674	3,833	6,674
Roads/Water/Sewer Maint	1,500	510	1,500
Pool/Spa Maint	8,043	6,030	8,343
Termite Control	309	-	324
Gate Attendants	240,217	141,122	242,344
Maintenance Payroll - Common	65,050	28,007	73,098
Maintenance Payroll - TH/BH	97,575	48,170	109,648
TOTAL Maint & Repair	636,715	336,726	656,348
<u>Utilities</u>			
Electric	31,802	19,990	36,325
Water/Sewer/Trash	280,140	215,102	311,126
Telephone/Internet	2,076	1,255	2,400
TOTAL Utilities	314,018	236,347	349,851
<u>Administrative</u>			
Professional Fees	13,400	9,155	16,896
General Administrative	12,208	8,940	16,092
Bad Debt Allowance	7,200	(163)	7,200
Insurance - Common	14,432	5,108	16,421
Insurance - BH	376	63	383
Insurance - TH	120,561	70,920	173,905
Permits/Licenses	600	475	600
Audit & Accounting	6,300	-	7,150
Property Management Fees	40,860	24,446	41,940
TOTAL Administrative	215,937	118,942	280,587
TOTAL OPERATING EXPENSES	\$ 1,166,670	\$ 692,015	\$ 1,286,786
<u>RESERVES</u>			
Pooled Reserves - Common	\$ 112,900	\$ 66,624	\$ 130,000
Pooled Reserves - TH/BH	204,500	119,292	208,000
TOTAL RESERVES	\$ 317,400	\$ 185,916	\$ 338,000
TOTAL EXPENSES	\$ 1,484,070	\$ 877,931	\$ 1,624,786

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MAINTENANCE FEE CALCULATIONS

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Monthly Maintenance Fees	Units	PROPOSED		% Var	\$\$ Var
		2022 MAINT FEE	2023 BUDGET		
Townhomes	120	\$ 508.26	\$ 570.78	12.30%	62.52
Bay Homes	44	479.06	509.13	6.28%	30.07
Custom Homes (Inc.1 BH vacant lot)	62	214.47	222.08	3.55%	7.61
Custom Homes (1.5 Lots)	4	321.71	333.12	3.55%	11.41
Custom Homes (3 Lots)	<u>1</u>	643.41	666.24	3.55%	22.83
	231				
Annual Maintenance Fees Per Unit Type					
Townhomes		\$ 6,099.12	\$ 6,849.36	12.30%	750.24
Bay Homes		5,748.72	6,109.56	6.28%	360.84
Custom Homes (Inc.1 BH vacant lot)		2,573.64	2,664.96	3.55%	91.32
Custom Homes (1.5 Lots)		3,860.52	3,997.44	3.55%	136.92
Custom Homes (3 Lots)		7,720.92	7,994.88	3.55%	273.96
Annual Maintenance Fees Total					
Townhomes	120	\$ 731,894.40	\$ 821,923.20	12.30%	90,028.80
Bay Homes	44	252,943.68	268,820.64	6.28%	15,876.96
Custom Homes (Inc.1 BH vacant lot)	62	159,565.68	165,227.52	3.55%	5,661.84
Custom Homes (1.5 Lots)	4	15,442.08	15,989.76	3.55%	547.68
Custom Homes (3 Lots)	<u>1</u>	<u>7,720.92</u>	<u>7,994.88</u>	<u>3.55%</u>	<u>273.96</u>
	231	\$ 1,167,566.76	\$ 1,279,956.00	9.63%	112,389.24

Notes:

** 2023 and prior year Proposed Budget includes fully-funding Reserves based on 2022 Study*