

ESTERO BAY IMPROVEMENT ASSOC.					
For the Period January 1, 2021 through December 31, 2021					
Approved Budget 2021					
1235 Units					
	2020 BUDGET	ACTUAL 7/31/20	ESTIMATED 5 MONTHS 2020	2020 ESTIMATED YEAR END	Approved Budget 2021
Operating Assessments	671,516	391,708	279,808	671,516	413,219
Reserve Assessments	69,500	40,542	28,958	69,500	61,000
Prior Year Surplus	122,900	71,692	51,208	122,900	
Insurance Claim Income	-	2,305	-	2,305	-
Key Income	-	195	139	334	-
Sale of Lenell Property	-	-	375,000	375,000	-
Interest Income Operating	-	357	255	612	-
Interest Income Reserves	-	405	1,500	1,905	-
Total Income	863,916	507,204	736,869	1,244,073	474,219
Expenses					
Maintenance					
Repairs & Maintenance	25,000	20,175	14,411	34,586	35,000
Maintenance Supplies	5,000	291	208	500	3,500
Electric Repairs & Maintenance	7,500	4,055	2,896	6,951	7,500
Tennis Courts Maintenance	2,750	1,100	786	1,886	8,000
Fishing Pier	1,000	150	107	257	1,000
Beach Access	2,000	-	-	-	2,000
Engineering	15,000	2,400	5,000	7,400	15,000
Storm Water Maintenance/Water Drainage	10,000	4,888	3,491	8,379	10,000
Security	2,500	475	339	814	\$1,500
Holiday Décor	4,260	2,130	1,521	3,651	\$4,260
Utilities					
Electric	5,000	1,721	1,229	2,950	4,000
Trash	2,000	2,396	500	2,896	2,000
Administrative					
Management Fee	14,420	8,412	6,008	14,420	14,997
Office & Storage	2,500	853	609	1,462	2,000
Licenses, Taxes & Fees	650	1,346	-	1,346	1,250
Costs for Sale of Lenell Property	-	-	25,000	25,000	68,000
Audit/Tax Preparation	275	275	-	275	3,275
Legal Fees	25,000	33,426	12,000	45,426	35,000
Reserve Study	6,000	5,000	-	5,000	-
Insurance	9,000	4,755	3,396	8,151	8,478
Bank Charges	300	175	125	300	300
Contingency	-	-	-	-	-
Litigation Contingency	-	-	-	-	15,000
Property Loan	553,500	322,760	230,543	553,304	-
Planning	15,000	-	-	-	60,967
Landscaping					
Grounds Maintenance	20,000	7,500	5,357	12,857	30,000
Landscape Contract	34,800	21,112	15,080	36,192	36,192
Irrigation	4,850	3,558	2,542	6,100	20,000
Plants and Sod	11,111	2,608	1,863	4,471	7,500
Tree Trimming	15,000	14,314	-	14,314	16,500
Total Operating Expenses	794,416	465,875	333,013	798,888	413,219
Transfer Interest to Reserves	-	405	1,500	1,905	-
Reserve Transfer	69,500	40,542	28,958	69,500	61,000
Total Common Expenses	863,916	506,822	363,471	870,294	474,219
Net Income/(Loss)	-	382	373,397	373,779	-
Interfund Transfer	-	-	(282,000)	(282,000)	-
Net Income/(Loss)	-	382	91,397	91,779	-

ESTERO BAY IMPROVEMENT ASSOC.

For the Period January 1, 2021 through December 31, 2021
 Approved Budget 2021

Based on: 1235
 Monthly Cost Per Unit: \$ 4.12

POOLED/CASH FLOW METHODOLOGY

1.02000 Inflation factor
 1.000% Interest rate factor

	Current Cost	Useful Life Years	Remaining Life Years	Weighted Avg. Life Factor	Weighted Average Percentage	2020	2021 YEAR 1	2022 YEAR 2	2023 YEAR 3
Landscaping	\$ 150,000	20	19	2,850,000	0.303934	0	0	0	0
Fishing pier - decking & railing, composite	\$ 21,081	15	3	63,243	0.006744	0	0	0	21,933
Fishing pier - PT wood framing & pilings	\$ 30,294	30	18	545,292	0.058152	0	0	0	0
Asphalt overlay, 1" milled, BB Lane	\$ 128,308	18	2	256,616	0.027366	0	0	130,874	0
Pavers, interlocking - round-a-bout	\$ 31,847	30	14	445,858	0.047548	0	0	0	0
Road sealcoating - asphalt sealcoat & restripe - BB Lane	\$ 15,975	4	4	63,900	0.006815	0	0	0	0
Sidewalks - asphalt overlay, 1" milled walking trail (2019)	\$ 12,079	16	15	181,185	0.019322	0	0	0	0
Sidewalks - asphalt overlay, 1" milled walking trail (2020)	\$ 108,059	16	16	1,728,944	0.184381	0	0	0	0
Sidewalks - asphalt sealcoat & restripe - walking trail	\$ 14,958	4	3	44,874	0.004786	0	0	0	15,562
Sidewalks - concrete walk & curb repair allowance	\$ 5,000	10	8	40,000	0.004266	0	0	0	0
Tennis courts - concrete pkg lot allowance	\$ 25,000	25	9	225,000	0.023995	0	0	0	0
Tennis courts - roof, asphalt shingles - tennis bldg	\$ 2,628	15	3	7,884	0.000841	0	0	0	2,734
Tennis courts - tennis court fencing, VC chain link	\$ 14,400	22	6	86,400	0.009214	0	0	0	0
Tennis courts - light pole & fixture, concrete	\$ 11,200	40	24	268,800	0.028666	0	0	0	0
Tennis courts - resurfacing, asphalt	\$ 10,630	7	3	31,890	0.003401	0	0	0	11,059
Light bollards (6), round-a-bout	\$ 6,564	20	6	39,384	0.004200	0	0	0	0
Light fixture (35), high intensity BB Lane	\$ 29,015	20	4	116,060	0.012377	0	0	0	0
Light fixture (46), landscape uplight - property entry	\$ 24,058	15	2	48,116	0.005131	0	0	24,539	0
Light poles (35) - concrete, BB Lane	\$ 52,500	40	24	1,260,000	0.134371	0	0	0	0
Tiki Hut-Roof, metal - tiki shelter	\$ 4,832	20	12	57,984	0.006184	0	0	0	0
Tiki Hut - shelter, wood frame - tiki shelter	\$ 14,750	20	12	177,000	0.018876	0	0	0	0
Drainage - stormwater drainage allowance	\$ 50,000	10	1	50,000	0.005332	0	50,000	0	0
Property Infrastructure - Phase I	\$ 300,000	30	1	300,000	0.031993	0	300,000	0	0
Property Infrastructure - Phase II	\$ 200,000	30	1	200,000	0.021329	0	0	200,000	0
Crosswalk Sign & Light - BB Lane	\$ 12,000	10	8	96,000	0.010238	0	0	0	0
Flag pole, tap brushed alum. - main entry	\$ 2,761	26	10	27,610	0.002944	0	0	0	0
Irrigation System, piping allowance	\$ 25,000	20	6	150,000	0.015997	0	0	0	0
Irrigation System, well allowance	\$ 5,000	5	3	15,000	0.001600	0	0	0	5,202
Totals	\$ 1,307,939			9,377,040	1.00	0	350,000	355,413	56,491

rejected 12/31/20 Reserve Fund Balance \$ 435,122

Beginning Fund Balance	363,717	435,122	429,584	136,522
Reserve Expenditures	-	(350,000)	(355,413)	(56,491)
Annual Reserve Requirement	69,500	61,000	61,000	61,000
Interfund Transfer		282,000		
Annual Interest Earned	1,905	1,461	1,352	1,410
Ending Fund Balance	435,122	429,584	136,522	142,442

2024 YEAR 4	2025 YEAR 5	2026 YEAR 6	2027 YEAR 7	2028 YEAR 8	2029 YEAR 9	2030 YEAR 10	2031 YEAR 11	2032 YEAR 12	2033 YEAR 13	2034 YEAR 14
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	41,197
16,953	0	0	0	18,350	0	0	0	19,863	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	16,845	0	0	0	18,234	0	0	0
0	0	0	0	5,743	0	0	0	0	0	0
0	0	0	0	0	29,291	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	15,899	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	12,704	0	0	0	0
0	0	7,247	0	0	0	0	0	0	0	0
30,791	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	6,008	0	0
0	0	0	0	0	0	0	0	18,340	0	0
0	0	0	0	0	0	0	60,950	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	13,784	0	0	0	0	0	0
0	0	0	0	0	0	3,300	0	0	0	0
0	0	27,602	0	0	0	0	0	0	0	0
0	0	0	0	5,743	0	0	0	0	6,341	0
47,744	0	50,748	16,845	43,621	29,291	16,003	79,183	44,211	6,341	41,197
142,442 (47,744) 61,000	157,255 - 61,000	220,438 (50,748) 61,000	232,996 (16,845) 61,000	279,923 (43,621) 61,000	300,274 (29,291) 61,000	335,303 (16,003) 61,000	384,102 (79,183) 61,000	369,578 (44,211) 61,000	390,231 (6,341) 61,000	449,339 (41,197) 61,000
1,557	2,183	2,307	2,772	2,973	3,320	3,803	3,659	3,864	4,449	4,691
157,255	220,438	232,996	279,923	300,274	335,303	384,102	369,578	390,231	449,339	473,833

2035 YEAR 15	2036 YEAR 16	2037 YEAR 17	2038 YEAR 18	2039 YEAR 19	2040 YEAR 20	2041 YEAR 21	2042 YEAR 22	2043 YEAR 23	2044 YEAR 24	2045 YEAR 25
0	0	0	0	214,237	0	0	0	0	0	0
0	0	0	29,518	0	0	0	0	0	0	0
0	0	0	42,419	0	0	0	0	0	0	0
0	0	0	0	0	186,921	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	21,500	0	0	0	23,273	0	0	0	25,191	0
15,938	0	0	0	0	0	0	0	0	0	0
0	145,433	0	0	0	0	0	0	0	0	0
19,737	0	0	0	21,364	0	0	0	23,125	0	0
0	0	0	7,001	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	3,680	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	17,661	0
0	0	14,593	0	0	0	0	0	0	16,762	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	45,754	0
0	0	33,026	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	82,787	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	74,297	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	16,803	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	7,001	0	0	0	0	7,730	0	0
35,675	166,933	47,619	106,423	235,601	210,193	74,297	0	30,855	188,156	0
473,833	504,150	402,198	419,735	378,055	205,489	56,859	43,997	106,047	137,555	10,503
(35,675)	(166,933)	(47,619)	(106,423)	(235,601)	(210,193)	(74,297)	-	(30,855)	(188,156)	-
61,000	61,000	61,000	61,000	61,000	61,000	61,000	61,000	61,000	61,000	61,000
4,992	3,982	4,156	3,743	2,035	563	436	1,050	1,362	104	715
504,150	402,198	419,735	378,055	205,489	56,859	43,997	106,047	137,555	10,503	72,218

ESTERO BAY IMPROVEMENT ASSOC.

Reserve & Operating Assessment Schedules

For the Period January 1, 2021 through December 31, 2021

		BASED ON COMPONENT RESERVE CONTRIBUTION		
Association # Of Units		Rate	2021 Annual Income	2021 Monthly Billable
Casa Marina I	16	\$ 32.00	\$ 6,144	\$ 512
Casa Marina II	92	\$ 32.00	\$ 35,326	\$ 2,944
Casa Marina III	36	\$ 32.00	\$ 13,823	\$ 1,152
Bella Lago	59	\$ 32.00	\$ 22,655	\$ 1,888
Harbour Point	140	\$ 32.00	\$ 53,758	\$ 4,480
Hibiscus Pointe	184	\$ 32.00	\$ 70,653	\$ 5,888
Palms of Bay Beach	152	\$ 32.00	\$ 58,365	\$ 4,864
Royal Pelican	144	\$ 32.00	\$ 55,294	\$ 4,608
Valencia Villas	12	\$ 32.00	\$ 4,608	\$ 384
Waterside I	58	\$ 32.00	\$ 22,271	\$ 1,856
Waterside II	58	\$ 32.00	\$ 22,271	\$ 1,856
Waterside III	58	\$ 32.00	\$ 22,271	\$ 1,856
Waterside IV	58	\$ 32.00	\$ 22,271	\$ 1,856
Waterside V (Dolphin Pointe)	54	\$ 32.00	\$ 20,735	\$ 1,728
Waterside VII (Manatee Bay)	58	\$ 32.00	\$ 22,271	\$ 1,856
Waterside VIII (Sunset Gulf)	56	\$ 32.00	\$ 21,503	\$ 1,792
TOTAL	1,235		\$474,219	\$39,518.25
TOTAL EXPENSES 2021			\$474,219	
Less Misc. Income			\$ -	
Assessment Income Required:			\$ 474,219	

For Reference Only:	
2020 Annual Income	2020 Monthly Billable
\$ 9,600	\$ 800
\$ 55,201	\$ 4,600
\$ 21,600	\$ 1,800
\$ 35,401	\$ 2,950
\$ 84,002	\$ 7,000
\$ 110,402	\$ 9,200
\$ 91,202	\$ 7,600
\$ 86,402	\$ 7,200
\$ 7,200	\$ 600
\$ 34,801	\$ 2,900
\$ 34,801	\$ 2,900
\$ 34,801	\$ 2,900
\$ 34,801	\$ 2,900
\$ 32,401	\$ 2,700
\$ 34,801	\$ 2,900
\$ 33,601	\$ 2,800
\$ 741,017.00	\$ 61,751.00

2020 Per Unit	\$ 50.00
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