

MARINA BAY OF FORT MYERS HOMEOWNERS ASSOCIATION, INC.
 Approved Budget 01/01/2022 through 12/31/2022

GL	Description	2021 Approved Operating Budget	2022 Approved Operating Budget
	Revenue		
400100	Maintenance Assessment - SF	\$1,749,526	\$ 1,892,375.18
400102	Maintenance Assessment - Villas	\$1,008,347	\$ 1,060,000.08
	Pool Reserves Revenues	\$0	\$ 30,000.00
	Total Revenue	\$2,767,873	\$ 2,982,375.26
	Administrative Expenses		
400108	Bad Debt Expense	\$5,000	\$ -
510100	Insurance	\$110,623	\$ 100,283.40
520100	Administrative Assistant	\$56,500	\$ -
520116	Computer Technical Support	\$1,500	\$ 3,656.00
520119	Office Supplies & Expenses	\$24,770	\$ 20,344.47
520131	Community Website	\$2,400	\$ 3,168.00
530110	Legal Fees	\$20,000	\$ 50,000.00
530930	Turnover expenses	\$20,000	\$ 30,000.00
	Professional Services	\$0	\$ 30,000.00
540110	Licenses, Fees & Taxes	\$1,761	\$ 812.00
540140	Year End Report & Tax Prep	\$17,000	\$ 7,250.00
555101	Management Personnel	\$94,000	\$ 285,967.03
600000	Management Fees	\$63,719	\$ 60,625.00
	Administrative Expenses	\$417,273	\$ 592,105.90
	Utilities Expenses- Common Area		
705010	Electric	\$86,430	\$ 94,106.23
705030	Water / Sewer	\$56,150	\$ 30,000.00
705072	Gatehouse Phones	\$3,140	\$ 3,192.00
	Total Utilities Expenses - Common Area	\$145,720	\$ 127,298.23
	Common Area Expenses (Operating)		
700100	Landscape Maint - Common Area	\$184,452	\$ 168,856.44
700110	Landscape Extras - Common Area	\$35,400	\$ 25,000.00
700130	Mulching - Common	\$54,000	\$ 12,071.64
700210	Tree Trimming - Common Area	\$50,000	\$ 20,000.00
700810	Hurricane Recovery	\$10,000	\$ -
701060	Irrigation Maintenance	\$12,740	\$ 37,000.00
701100	Lake Maintenance	\$30,764	\$ 26,032.00
701101	Lake Bank Maintenance	\$20,000	\$ 25,759.48
	Preserve Maintenance	\$0	\$ 3,264.00
702000	General Repairs	\$10,000	\$ 20,000.00
	Pump Systems Maintenance	\$0	\$ 7,590.00
702019	Perimeter Wall Maint 1-75	\$29,870	\$ 5,000.00
702150	Holiday Lighting	\$9,000	\$ 9,000.00
703060	Front Entry Feature	\$20,280	\$ 23,800.00
	Security Cameras Repair and Maintenance	\$0	\$ 25,000.00
	Utility Cart	\$0	\$ 4,200.00
	Storage Shed	\$0	\$ 4,900.00
704210	Gate Maintenance	\$5,580	\$ 6,000.00
704240	Gate Access	\$171,602	\$ 260,000.00
	Traffic Control	\$0	\$ 12,100.00
	Street Sweeping	\$0	\$ 3,000.00
	Contingency	\$0	\$ 40,000.00
	Deficit Funding	\$0	\$ 100,000.00
706030	Alarm System Monitoring	\$152,491	\$ (49,830.00)
	Total Common Area Expenses (Operating)	\$796,179	\$ 788,743.56
	Recreation Area Expenses		
700105	Landscape Maint - Rec	\$24,000	\$ 24,600.00
700115	Landscape Extras - Rec	\$11,725	\$ 10,000.00
	Mulching - Rec	\$0	\$ 4,311.30
702009	Janitorial Expense	\$49,958	\$ 42,648.00
702014	Janitorial Exp - Supplies	\$0	\$ 9,000.00
705011	Electric - Recreation	\$41,780	\$ 70,000.00
705031	Water / Sewer - Recreation	\$39,910	\$ 46,131.21
705050	Cable TV	\$8,200	\$ 8,980.88
705060	Trash Removal - Rec	\$2,170	\$ 2,172.00
705071	Telephone- Recreation	\$3,990	\$ 4,180.28
710020	Recreation Area Maintenance	\$45,000	\$ 56,019.00
	Fire Protection	\$0	\$ 1,820.00
	HVAC Maintenance	\$0	\$ 6,321.00
710027	Clubhouse FOBs	\$0	\$ -
712540	Pools Maintenance	\$23,400	\$ 56,640.00
712550	Pools Repairs	\$8,000	\$ 8,000.00
712600	Tennis Court Maintenance	\$43,000	\$ 40,160.00

713019	Clubhouse Activities	\$25,000	\$ 15,000.00
790300	On-Site Social Director	\$50,000	\$ -
	Total Recreation Area Expenses	\$376,133	\$ 405,983.67
	Total General Operating Expenses	\$1,735,305	\$ 1,914,131.36
	Reserves		
	Pooled Reserves	\$0	\$ 30,000.00
	Total Reserves	\$0	\$ 30,000.00
	Total General Operating Expenses With Reserves	\$1,735,305	\$ 1,944,131.36
	Total Homes:	796	\$ 796.00
	Quarterly Expenses - General Operating Expenses with Reserves	\$545	\$ 610.59
	Special Service Assessments - Single Family Homes		
700101	Landscape Maint - SFH	\$424,400	\$ 470,139.00
700129	Landscape Mulch - SFH	\$82,800	\$ 94,848.60
701061	Irrigation - SFH	\$38,949	\$ -
	Total Special Service Assessments - Single Family Homes	\$546,149	\$ 564,987.60
	Total Single Family Homes:	552	\$ 550.00
	Quarterly Expenses - Special Service Assessments - Single Family Homes	\$247	\$ 256.81
	Special Service Assessments - Twin Villa Homes		
510101	Insurance - TVH	\$142,146	\$ 173,742.00
700104	Landscape Maint - TVH	\$111,118	\$ 121,032.00
700128	Mulch/Whitefly - TVH	\$36,600	\$ 28,118.30
701062	Irrigation - TVH	\$9,838	\$ -
702020	Roof Cleaning - TVH	\$21,655	\$ -
702140	Pressure Clean - TVH	\$26,840	\$ 33,695.00
702162	Termite Treatment - TVH	\$12,200	\$ 12,200.00
702178	Pest Control - TVH	\$11,712	\$ 11,712.00
714208	General Maint - TVH	\$45,750	\$ -
300100	Paint and Roof Cleaning-Statutory Reserves	\$58,560	\$ 92,757.00
	Total Special Service Assessments - Twin Villa Homes	\$476,419	\$ 473,256.30
	Total Expenses with Reserves	2,767,873	\$ 2,982,376.26
	Total Twin Villa Homes:	244	\$ 246.00
	Quarterly Expenses - Special Service Assessments - Twin Villa Homes	\$488	\$ 480.95
	Total Number of Homes	796	\$ 796.00
	Total Number of Single Family Homes	552	\$ 550.00
	Total Number of Twin Villa Homes	244	\$ 246.00
	TOTAL QUARTERLY SINGLE FAMILY HOME ASSESSMENT	\$792	\$ 867.41
	TOTAL QUARTERLY TWIN VILLA HOME ASSESSMENT	\$1,033	\$ 1,091.55

	11/19/21
Edward Thomas, President	Date
Approved 2022 Budget	

Marina Bay of Fort Myers Homeowners Association
Approved Budget for Calendar Year 2022 with Revision to Villa Insurance

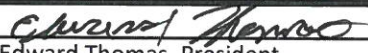
Description	2021 Approved Operating Budget	2022 Approved Operating Budget	Proposed 2022 Revised Operating Budget		
			Revised Total Year Plan	Q1/Q2 Plan	Q3/Q4 Plan
Revenue					
Maintenance Assessment - SF	\$1,749,526	\$ 1,892,375.18	\$ 1,892,375.18		
Maintenance Assessment - Villas	\$1,008,347	\$ 1,060,000.08	\$ 1,060,000.08		
Pool Reserves Revenues	\$0	\$ 30,000.00	\$ 30,000.00		
Total Revenue	\$2,757,873	\$ 2,982,375.26	\$ 2,982,375.26		
Administrative Expenses					
Bad Debt Expense	\$5,000	\$ -	\$ -		
Insurance	\$110,623	\$ 100,283.40	\$ 100,283.40		
Administrative Assistant	\$56,500	\$ -	\$ -		
Computer Technical Support	\$1,500	\$ 3,656.00	\$ 3,656.00		
Office Supplies & Expenses	\$24,770	\$ 20,344.47	\$ 20,344.47		
Community Website	\$2,400	\$ 3,168.00	\$ 3,168.00		
Legal Fees	\$20,000	\$ 50,000.00	\$ 50,000.00		
Turnover expenses	\$20,000	\$ 30,000.00	\$ 30,000.00		
Professional Services	\$0	\$ 30,000.00	\$ 30,000.00		
Licenses, Fees & Taxes	\$1,761	\$ 812.00	\$ 812.00		
Year End Report & Tax Prep	\$17,000	\$ 7,250.00	\$ 7,250.00		
Management Personnel	\$94,000	\$ 285,967.03	\$ 285,967.03		
Management Fees	\$63,719	\$ 60,625.00	\$ 60,625.00		
Administrative Expenses	\$417,273	\$ 592,105.90	\$ 592,105.90		
Utilities Expenses- Common Area					
Electric	\$86,430	\$ 94,106.23	\$ 94,106.23		
Water / Sewer	\$56,150	\$ 30,000.00	\$ 30,000.00		
Gatehouse Phones	\$3,140	\$ 3,192.00	\$ 3,192.00		
Total Utilities Expenses - Common Area	\$145,720	\$ 127,298.23	\$ 127,298.23		
Common Area Expenses (Operating)					
Landscape Maint - Common Area	\$184,452	\$ 168,856.44	\$ 168,856.44		
Landscape Extras - Common Area	\$35,400	\$ 25,000.00	\$ 25,000.00		
Mulching - Common	\$54,000	\$ 12,071.64	\$ 12,071.64		
Tree Trimming - Common Area	\$50,000	\$ 20,000.00	\$ 20,000.00		
Hurricane Recovery	\$10,000	\$ -	\$ -		
Irrigation Maintenance	\$12,740	\$ 37,000.00	\$ 37,000.00		
Lake Maintenance	\$30,764	\$ 26,032.00	\$ 26,032.00		
Lake Bank Maintenance	\$20,000	\$ 25,759.48	\$ 25,759.48		
Preserve Maintenance	\$0	\$ 3,264.00	\$ 3,264.00		
General Repairs	\$10,000	\$ 20,000.00	\$ 20,000.00		
Pump Systems Maintenance	\$0	\$ 7,590.00	\$ 7,590.00		
Perimeter Wall Maint 1-75	\$29,870	\$ 5,000.00	\$ 5,000.00		
Holiday Lighting	\$9,000	\$ 9,000.00	\$ 9,000.00		
Front Entry Feature	\$20,280	\$ 23,800.00	\$ 23,800.00		
Security Cameras Repair and Maintenance	\$0	\$ 25,000.00	\$ 25,000.00		
Utility Cart	\$0	\$ 4,200.00	\$ 4,200.00		
Storage Shed	\$0	\$ 4,900.00	\$ 4,900.00		
Gate Maintenance	\$5,580	\$ 6,000.00	\$ 6,000.00		

Marina Bay of Fort Myers Homeowners Association
Approved Budget for Calendar Year 2022 with Revision to Villa Insurance

Description	2021 Approved Operating Budget	2022 Approved Operating Budget	Proposed 2022 Revised Operating Budget		
			Revised Total Year Plan	Q1/Q2 Plan	Q3/Q4 Plan
Gate Access	\$171,602	\$ 260,000.00	\$ 260,000.00		
Traffic Control	\$0	\$ 12,100.00	\$ 12,100.00		
Street Sweeping	\$0	\$ 3,000.00	\$ 3,000.00		
Contingency	\$0	\$ 40,000.00	\$ 40,000.00		
Deficit Funding	\$0	\$ 100,000.00	\$ 100,000.00		
Alarm System Monitoring	\$152,491	\$ (49,830.00)	\$ (49,830.00)		
Total Common Area Expenses (Operating)	\$796,179	\$ 788,743.56	\$ 788,743.56		
Recreation Area Expenses					
Landscape Maint - Rec	\$24,000	\$ 24,600.00	\$ 24,600.00		
Landscape Extras - Rec	\$11,725	\$ 10,000.00	\$ 10,000.00		
Mulching - Rec	\$0	\$ 4,311.30	\$ 4,311.30		
Janitorial Expense	\$49,958	\$ 42,648.00	\$ 42,648.00		
Janitorial Exp - Supplies	\$0	\$ 9,000.00	\$ 9,000.00		
Electric - Recreation	\$41,780	\$ 70,000.00	\$ 70,000.00		
Water / Sewer - Recreation	\$39,910	\$ 46,131.21	\$ 46,131.21		
Cable TV	\$8,200	\$ 8,980.88	\$ 8,980.88		
Trash Removal - Rec	\$2,170	\$ 2,172.00	\$ 2,172.00		
Telephone- Recreation	\$3,990	\$ 4,180.28	\$ 4,180.28		
Recreation Area Maintenance	\$45,000	\$ 56,019.00	\$ 56,019.00		
Fire Protection	\$0	\$ 1,820.00	\$ 1,820.00		
HVAC Maintenance	\$0	\$ 6,321.00	\$ 6,321.00		
Clubhouse FOBs	\$0	\$ -	\$ -		
Pools Maintenance	\$23,400	\$ 56,640.00	\$ 56,640.00		
Pools Repairs	\$8,000	\$ 8,000.00	\$ 8,000.00		
Tennis Court Maintenance	\$43,000	\$ 40,160.00	\$ 40,160.00		
Clubhouse Activities	\$25,000	\$ 15,000.00	\$ 15,000.00		
On-Site Social Director	\$50,000	\$ -	\$ -		
Total Recreation Area Expenses	\$376,133	\$ 405,983.67	\$ 405,983.67		
Total General Operating Expenses	\$1,735,305	\$ 1,914,131.36	\$ 1,914,131.36		
Reserves					
Pooled Reserves	\$0	\$ 30,000.00	\$ 30,000.00		
Total Reserves	\$0	\$ 30,000.00	\$ 30,000.00		
Total General Operating Expenses With Reserves	\$1,735,305	\$ 1,944,131.36	\$ 1,944,131.36		
Total Homes:	796	\$ 796.00	\$ 796.00		
Expenses with Reserves:	\$545	\$ 610.59	\$ 610.59	\$ 610.59	\$ 610.59
Special Service Assessments - Single Family Homes					
Landscape Maint - SFH	\$424,400	\$ 470,139.00	\$ 470,139.00		
Landscape Mulch - SFH	\$82,800	\$ 94,848.60	\$ 94,848.60		
Irrigation - SFH	\$38,949	\$ -	\$ -		

Marina Bay of Fort Myers Homeowners Association
Approved Budget for Calendar Year 2022 with Revision to Villa Insurance

Description	2021 Approved Operating Budget	2022 Approved Operating Budget	Proposed 2022 Revised Operating Budget		
			Revised Total Year Plan	Q1/Q2 Plan	Q3/Q4 Plan
Total Special Service Assessments - Single Family Homes	\$546,149	\$ 564,987.60	\$ 564,987.60		
Total Single Family Homes:	552	\$ 550.00	\$ 550.00	\$ 550.00	\$ 550.00
Assessments - Single Family Homes	\$247	\$ 256.81	\$ 256.81	\$ 256.81	\$ 256.81
Special Service Assessments - Twin Villa Homes					
Insurance - TVH	\$142,146	\$ 173,742.00	\$ 261,388.47		
Landscape Maint - TVH	\$111,118	\$ 121,032.00	\$ 121,032.00		
Mulch/Whitefly - TVH	\$36,600	\$ 28,118.30	\$ 28,118.30		
Irrigation - TVH	\$9,838	\$ -	\$ -		
Roof Cleaning - TVH	\$21,655	\$ -	\$ -		
Pressure Clean - TVH	\$26,840	\$ 33,695.00	\$ 33,695.00		
Termite Treatment - TVH	\$12,200	\$ 12,200.00	\$ 12,200.00		
Pest Control - TVH	\$11,712	\$ 11,712.00	\$ 11,712.00		
General Maint - TVH	\$45,750	\$ -	\$ -		
Reserves	\$58,560	\$ 92,757.00	\$ 92,757.00		
Total Special Service Assessments - Twin Villa Homes	\$476,419	\$ 473,256.30	\$ 560,902.77	\$ 236,628.15	\$ 324,274.62
Total Expenses with Reserves	2,757,873	\$ 2,982,375.26	\$ 3,070,021.73	\$ 1,491,187.63	\$ 1,578,834.10
Total Twin Villa Homes:	244	\$ 246.00	\$ 246.00	246	246
Assessments - Twin Villa Homes	\$488	\$ 480.95	\$ 480.95	\$ 480.95	\$ 659.09
Total Number of Homes	796	\$ 796.00	\$ 796.00	\$ 796.00	\$ 796.00
Total Number of Single Family Homes	552	\$ 550.00	\$ 550.00	\$ 550.00	\$ 550.00
Total Number of Twin Villa Homes	244	\$ 246.00	\$ 246.00	\$ 246.00	\$ 246.00
TOTAL QUARTERLY SINGLE FAMILY HOME ASSESSMENT	\$792	\$ 867.41	\$ 867.41	\$ 867.41	\$ 867.41
TOTAL QUARTERLY TWIN VILLA HOME ASSESSMENT	\$1,033	\$ 1,091.55	\$ 1,091.55	\$ 1,091.55	\$ 1,269.69
Twin Villa insurance detail				Dues Change	\$ 178.14
Jan - March (prior policy rate)	\$ 39,043.14			Budget Change	\$ 87,646.47
Appraisal	\$ 1,840.00				
April - December (new policy rate)	\$ 220,505.33				
Total	\$ 261,388.47				

	5/13/22
Edward Thomas, President	Date
Approved 2022 Budget	

Marina Bay of Fort Myers Homeowners Association, Inc.
 Approved Budget for the Period
 January 1 - December 31, 2023

Description	2022 Approved	2023 Proposed	Variance Compared to Prior Budget	Comments
Revenue				
Maintenance Assessment - General	1,914,132	2,181,182		
Maintenance Assessment - SF	564,988	591,835		69%
Maintenance Assessment - Villas	560,903	654,023		31%
NSF Check Fee Income	0	0	0	not budgeted in 2023
Fines	0	0	0	not budgeted in 2023
Screening Fees	0	1,500	1,500	Lease application fees - 3 year average
Application Fees	0	5,000	5,000	similar momentum
Clubhouse FOB Income	0	2,000	2,000	similar momentum
Gate Access Income	0	4,000	4,000	similar momentum
Late Fee Income	0	10,000	10,000	similar momentum
Clubhouse Rental Income	0	7,000	7,000	similar momentum
Event Income	0	17,000	17,000	Based off YTD income and holding expected similar events in 2023
Interest - Delinquent Owners	0	8,000	8,000	similar momentum
Bank Interest Income	0	300	300	similar momentum
Architectural Fees	0	3,000	3,000	similar momentum with adjustment since, as the community ages, more of the desired projects will be completed and owners may not have as many to complete.
Violation Fees	0	400	400	With more attention and focus on violations we are projecting we can double to income in this category.
Total Revenue	3,040,023	3,485,240	58,200	

Marina Bay of Fort Myers Homeowners Association, Inc.

Approved Budget for the Period

January 1 - December 31, 2023

Description	2022 Approved	2023 Proposed	Variance Compared to Prior Budget	Comments
Administrative Expenses				
Reserve Contribution - Non-Statutory	30,000	95,520	(65,520)	\$30/QTR
Postage and Mailing	0	10,000	(10,000)	We anticipate more resident e-mail sign-ups, less annual meeting mailing expenses, more violations mailing expense
Computer Technical Support	3,656	1,600	2,056	includes licensing fees for microsoft software (\$800) plus zoom \$65/month (\$780). No anticipated increases for these expenses.
Office Supplies & Expenses	20,344	20,000	344	Removed printer contract, music contract, storage rental (\$5000). Odd one-offs wont reoccur (Owl purchase, AV rental, computer, floor mats \$5000) Keep print costs(\$1300) . Includes paper products, signage materials, envelopes, MB badge material, ink cartridges, prints/copies over contract, business cards, Skedda membership etc. Microsoft fees of \$800 were included this year. Add in Sunbiz
Community Website	3,168	2,340	828	GRID website and reservation software
Legal Fees	50,000	50,000	0	We expect fewer attorney opinions, increases in collection/foreclosure costs and document change reviews/assistance.
Professional Fees	30,000	15,000	15,000	Not having reserve study completed. Requested bid for inspection on drains 25% blockage or greater to determine new severity/needs. \$10000 to clear additional blockage.
Turnover expenses	30,000	0	30,000	not planned for 2023
Licenses, Fees & Taxes	812	0	812	revise to pool permit below; other items negligible
Permits- Pool & Spa	0	775	(775)	moved from license/fees
Year End Report & Tax Prep	7,250	7,000	250	per agreement
Telephone	0	1,800	(1,800)	Employee phone allowance.
Administrative Expenses	175,230	204,035	(28,805)	

Marina Bay of Fort Myers Homeowners Association, Inc.

Approved Budget for the Period

January 1 - December 31, 2023

Description	2022 Approved	2023 Proposed	Variance Compared to Prior Budget	Comments
Insurance				
Insurance	100,284	119,553	(19,269)	25% increase from August 2023 consistent with broker recommendation
Total Insurance Expenses	100,284	119,553	(19,269)	
Contract Services				
Management Personnel	285,967	424,965	(138,998)	includes payroll related costs and insurance. One new staff position. Hired more qualified and talented staff.
Management Services Contract	60,625	62,269	(1,644)	2.5% increase per contract
Office Equipment Rental	0	2,050	(2,050)	Printer rental was previously included in office expenses. Now separate @ \$169.65/month including taxes.
Tennis Court Maintenance	40,160	32,000	8,160	AllCourt contract is \$24960. 2023 we will be ok for resurface. Estimate \$6500. 2024 we will need full relining.
Lake Fountain Maintenance	7,590	1,420	6,170	\$1420 Cascade Fountain maintenance contract.
Gate - Traffic Control	12,100	12,000	100	City of Fort Myers PD - Roving Patrol - FMPD is uncertain when they can start providing services.
Janitorial Services	42,648	48,000	(5,352)	per contract
HVAC Maintenance Contract	6,321	1,000	5,321	Haines contract; 2X/year maintenance \$1000 - See revised contract. Remove repairs from this GL
Pump Systems Maintenance	0	5,180	(5,180)	Hoover contract \$2590/year each of 2 pumps
Landscape Maint - Common Area	168,856	227,054	(58,198)	22% of Juniper contract. Condense all common area landscape here. \$16,938 from 701101, \$25408 from 700105, 186323 from 700100
Landscape Maint - Rec	24,600	0	24,600	3% of Juniper contract. Condense to 700100
Lake Maintenance	26,032	24,612	1,420	Solitude maint \$1886/month plus \$165/month spikerush treatment. Emailed to request updates. None rcvd yet. Moved Preserve maint. Costs to appropriate GL.

Marina Bay of Fort Myers Homeowners Association, Inc.

Approved Budget for the Period

January 1 - December 31, 2023

Description	2022 Approved	2023 Proposed	Variance Compared to Prior Budget	Comments
Lake Bank Maintenance	25,759	0	25,759	now included with Landscape Maint-Common Area
Fitness Center PM	0	900	(900)	Tropic Gym Provides PM quarterly. \$213/service. \$852/annually. Emailed Daniel 9/1 to request update on costs.
Mulch Application Common & Rec Preserve Maintenance	12,072	11,045	1,027	combine 700130 & 700131 for 2023 - reflects Verbal from Eric @ A-Plus, increase to \$4.70/bag
Holiday Lighting	3,264	3,264	0	Solitude mitigation mngmt \$272/month
Gate Access & Clubhouse Security	9,000	9,450	(450)	Contract for 2023-2025 received. Negotiated down % increase
Pools Maintenance	260,000	211,580	48,420	2080 hrs for supervisor. 3752 hrs at guard rate (104 - 16hr shifts weekends & 261 - 8hr shifts weekdays) Clubhouse guard 1825 hrs. 1 weekend OT day. 5 weekday OT days. \$375/month for software. Virtual guard 2912 hrs. Camera monitoring 1248 hrs.
Street Cleaning	80,440	46,200	34,240	Includes pools, splash pad, fountains - Nexgen Contract
Clubhouse - Cable and Phones	3,000	6,720	(3,720)	Advanced Street Sweeping Contract - \$1120/every other month
Fitness Center Cable	8,981	8,300	681	continuing contract - \$735/month
Fire System Equipment	4,180	4,530	(350)	Expiring contract @ \$345/month plus 3% increase. Fitness Center cable. Acct 8535100281493994 - name change on GL
Music/Intercom System	1,820	1,850	(30)	Paid \$1086 Jan 2022 for services and another \$310 for additional concerns.
Total Contract Expenses	0	1,300	(1,300)	Commercial Sound and Design contract - \$106/month
Utilities Expenses- Common Area	1,083,415	1,145,689	(62,274)	
Electric				
Water / Sewer	94,106	110,235	(16,129)	Use projected year end plus 4.5% increase
Gatehouse Phones	30,000	10,000	20,000	Use projected year end plus 4.5% increase
Water / Sewer - Recreation	3,192	2,415	777	continuing contract @ \$195/month
	46,131	42,688	3,443	History plus 5% increase

Marina Bay of Fort Myers Homeowners Association, Inc.
 Approved Budget for the Period
 January 1 - December 31, 2023

Description	2022 Approved	2023 Proposed	Variance Compared to Prior Budget	Comments
Total Utilities - Common Area	173,429	165,338	8,091	

Marina Bay of Fort Myers Homeowners Association, Inc.

Approved Budget for the Period

January 1 - December 31, 2023

Description	2022 Approved	2023 Proposed	Variance Compared to Prior Budget	Comments
Common Area Expenses (Operating)				
Landscape Extras - Common Area	25,000	35,000	(10,000)	Maintain for 2023. Working with Landscape Committee to establish long term plan. Combined with 700115
Tree Trimming - Common Area	20,000	20,000	0	Maintain for 2023. Working with Landscape Committee to establish long term plan.
Irrigation Maintenance	37,000	15,000	22,000	Based on YTD projections plus aging community. Irrigation from valve out is now included in contract.
General Repairs & Maint.	20,000	30,000	(10,000)	Based on YTD projections; Aging Community; savings from in-house work. Add painting interior, carpet cleaning, led lights, tools, electrical repairs, misc supplies, etc)
Perimeter Wall Maint 1-75	5,000	0	5,000	n/a for 2023
Deficit Funding	100,000	100,000	0	Build cash reserves to meet Industry standards
Security - Cart/Kubota	4,200	1,500	2,700	Gas, oil changes, misc needs (5gal/week)
Security - Falls Room	4,900	0	4,900	2022 budget for storage shed; n/a in 2023
Security Monitors - Closed Circuit TV	25,000	15,000	10,000	Clubhouse south parking area cameras, including dumpster/cart enclosure, install of fobs on clubhouse internal rooms (such as billiards room)
Gate Stickers	0	2,000	(2,000)	Based on YTD projections
Gate Maintenance/Repairs	6,000	7,500	(1,500)	Based on YTD projections plus aging community. With several pieces of new equipment and a more qualified maintenance member, we don't feel there will be a need for so many service calls.
Alarm System Monitoring	(49,830)	0	(49,830)	n/a for 2023; 2022 budget reduced from 2021 surplus. Reduced 2022 dues by \$15.65/QTR
Contingency	40,000	40,000	0	Provision for unpredictable items
Specified Projects Funding	0	120,000	(120,000)	Hard flooring in social hall, irrigation pump station replacement, solar lights for pool deck, electrical components at entrance, littorals, additional torpedo grass treatment.
Fitness Center Equipment	0	27,500	(27,500)	New fitness equipment
Total Common Area (Operating)	237,270	413,500	(176,230)	

Marina Bay of Fort Myers Homeowners Association, Inc.

Approved Budget for the Period

January 1 - December 31, 2023

Description	2022 Approved	2023 Proposed	Variance Compared to Prior Budget	Comments
Recreation Area Expenses				
Landscape Extras - Rec	10,000	0	10,000	combined with LS maintenance-common areas
Mulching - Rec	4,311	0	4,311	Combining with mulch- common areas
Lake & Lake Fountain Maintenance	0	5,000	(5,000)	In Feb 2022 there were \$950 in repairs and a broken pump needing repairs as well. Budgeting in line with YTD projections.
Janitorial Exp - Supplies	9,000	5,000	4,000	Based on YTD projections; Ordering being done by onsite staff.
Electric - Recreation	70,000	74,195	(4,195)	4.5% increase vs 2022 projected actual. Reduce by \$750 for planned efficiency initiatives (Adjusting timers on fountains, LED bulb conversions).
Trash Removal - Rec	2,172	2,172	0	unchanged vs 2022
Recreation Area Maintenance	56,019	50,000	6,019	based on 2022 projected actual less \$30K of roof repairs + \$2K for tennis court "extras" less savings for in house maintenance
HVAC Maintenance	0	5,500	(5,500)	Spent \$3194 A/O 8/1 on repairs/services. Projected to end up at \$5475.
Clubhouse FOBs	0	400	(400)	unbudgeted for 2022
Entry Feature	23,800	10,000	13,800	Monthly maintenance now included with pools. \$10,000 for the fountain lights in the entrance to the community.
Pools Repairs	8,000	12,000	(4,000)	Based off YTD projections and known needs (new life rings, hooks, impellar).
Clubhouse Activities	15,000	27,000	(12,000)	This increase is offset by the projected income from event ticket sales. (Net \$5K reduction)
Total Recreation Area Expenses	198,302	191,267	7,035	

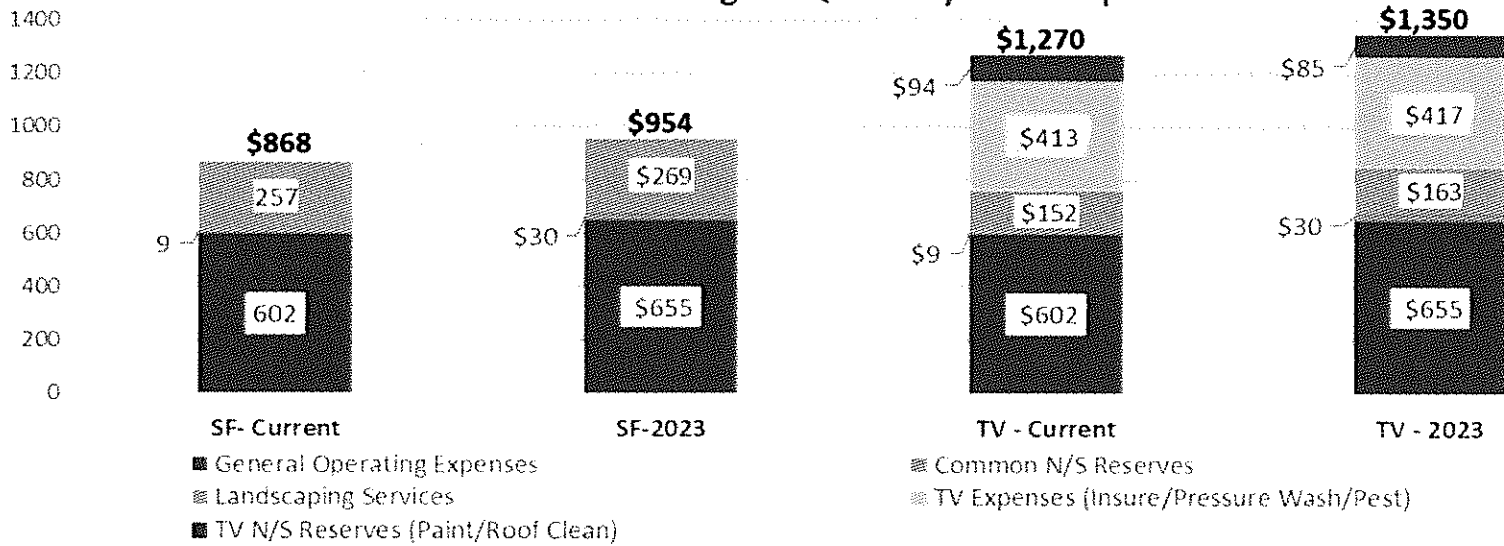
Marina Bay of Fort Myers Homeowners Association, Inc.
Approved Budget for the Period
January 1 - December 31, 2023

Description	2022 Approved	2023 Proposed	Variance Compared to Prior Budget	Comments
Total Expenses with Reserves	1,967,930	2,239,382	(271,452)	
Total Homes	796	796		
QTRLY - General Operating Expenses:	\$ 618	\$ 703		
Special Service Assessments - Single Family Homes (Note 4)				
Landscape Maint - SFH (470,139	501,410	(31,271)	58% of Juniper contract
Landscape Mulch - SFH	94,848	90,425	4,423	Per A+ Spreading. Add in additional 5 bags per SFH
Total Special Service Assessments - Single	564,987	591,835	(26,848)	
Total Single Family Homes:	550	550		
QTRLY Special Services Assmt - Single Famil	\$ 257	\$ 269		
Twin Villa Operating Expenses				
Insurance - Villas	261,389	349,208	(87,819)	25% increase from April 2023 consistent with broker recommendation
Landscape Maint - Villas (Note 5)	121,032	131,357	(10,325)	15% of Juniper Contract
Mulch/Whitefly Villa Homes	28,118	28,905	(787)	Per A+ Spreading
Pressure Clean	33,695	28,350	5,345	Bill Marks quote
Termite Treatment	12,200	20,755	(8,555)	New contract started 8/4/2022. Walter Salazar
Pest Control	11,712	11,808	(96)	New contract started 8/4/2022. Walter Salazar
Reserves - Non-statutory	92,757	83,640	9,117	for future twin villa exterior painting and roof cleannng
Total Twin Villa Operating Expenses	560,903	654,023	(93,120)	

Marina Bay of Fort Myers Homeowners Association, Inc.
Proposed Budget for the Period
January 1 - December 31, 2023

Description	2022 Approved	Projected Actual	2023 Proposed	Variance Compared to Prior Budget	Comments
Total Twin Villa Homes:	246		246		
Service Assessments - Twin Villa Homes	570		665		
		Annual Ea.	y Ea.		
General Expenses	796	\$ 2,740	796		
Single Family Home Expenses	550	\$ 1,076	550		
Twin Villa Expenses	246	\$ 2,659	246		
TOTAL QTRLY SINGLE FAMILY	\$ 954				
TOTAL QTRLY TWIN VILLA	\$ 1,350				

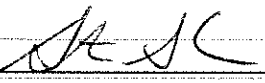
Draft 2023 Budget - Quarterly Dues Impact



Marina Bay of Fort Myers Homeowners Association, Inc.

Budget for the Period

January 1 - December 31, 2023

Description	2022 Approved	Projected Actual	2023 Proposed	Variance Compared to Prior Budget	Comments
X 	11/15/22				
President Signature & Date- Steve Sbarra					