

GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC

2021 PROPOSED ANNUAL BUDGET

JANUARY 1, 2021 - DECEMBER 31, 2021

		2020	2020	2021
		APPROVED	ACTUAL	PROPOSED
		BUDGET	TO SEPT 30	BUDGET
INCOME:				
00411	HOA Monthly Dues	\$ 1,275,289.00	\$ 957,249.00	\$ 1,422,972.00
00412	Median Maintenace Income	\$ 7,885.00	\$ 5,913.00	\$ 7,885.00
00415	Legal Fee Recovery	\$ -	\$ 16,138.00	\$ 4,000.00
00416	Late Fee & Delinq Owner Int	\$ 5,000.00	\$ 8,698.00	\$ 3,000.00
00417	Owner NSF/Fines	\$ 1,220.00	\$ 8,225.00	\$ 3,000.00
00418	Orientation Fee	\$ 10,000.00	\$ 6,900.00	\$ 4,500.00
00420	Gate Card/Barcode/Pool Key It	\$ 10,000.00	\$ 5,833.00	\$ 7,000.00
00422	Other Income	\$ 7.00	\$ 7.00	\$ -
00426	Rental Home Contribution	\$ 7,200.00	\$ 3,900.00	\$ 3,000.00
00428	Operating Bank Interest	\$ 14.00	\$ 10.00	\$ 20.00
	Subtotal Income	\$ 1,316,615.00	\$ 1,012,873.00	\$ 1,455,377.00
EXPENSES:				
Administrative				
00505	Office Expense	\$ 4,000.00	\$ 10,470.00	\$ 14,000.00
00508	Audit Expense	\$ 7,000.00	\$ 5,250.00	\$ 7,000.00
00509	Licenses, Taxes & Fees	\$ 810.00	\$ 511.00	\$ 500.00
00510	Bad Debt	\$ 6,000.00	\$ 4,500.00	\$ 6,000.00
00511	Bank Charges/Loan Interest	\$ 1,000.00	\$ 137.00	\$ 200.00
00512	Coupon/Barcode Expense	\$ 3,000.00	\$ 1,260.00	\$ 10,000.00
00514	Web Hosting	\$ 2,400.00	\$ 2,302.00	\$ 2,400.00
00550	Insurance	\$ 37,000.00	\$ 35,737.00	\$ 50,000.00
00555	Studies (Reserve & Insurance)	\$ 1,500.00	\$ 1,125.00	\$ -
00560	Legal Fees	\$ 51,672.00	\$ 25,933.00	\$ 35,000.00
00568	Community Activites	\$ 10,000.00	\$ -	\$ 25,000.00
00570	Miscellaneous	\$ 2,000.00	\$ 1,111.00	\$ 7,000.00
00580	Bank balance cash infusion	\$ 51,161.00	\$ -	\$ 40,000.00
	Administrative	\$ 177,543.00	\$ 88,336.00	\$ 197,100.00

Contracts				
00601	Management Fees - Master	\$ 115,550.00	\$ 92,776.00	\$ 106,000.00
00602	Landscaping Maintenance	\$ 154,000.00	\$ 114,984.00	\$ 106,800.00
00603	Pool Maintenance & Repairs	\$ 12,500.00	\$ 20,046.00	\$ 13,000.00
00604	Lake Maintenance	\$ 20,000.00	\$ 14,840.00	\$ 34,000.00
00608	Janitorial Service	\$ 37,000.00	\$ 30,120.00	\$ 37,500.00
00610	Pest Control-Master	\$ 2,000.00	\$ 1,460.00	\$ 2,000.00
00615	Gatehouse Attendants	\$ 144,000.00	\$ 98,671.00	\$ 167,400.00
00620	Sheriff Patrols	\$ 60,000.00	\$ 34,201.00	\$ 72,000.00
00622	Holiday Lights	\$ 10,000.00	\$ 7,500.00	\$ 8,700.00
00624	Mulching	\$ 24,200.00	\$ 18,621.00	\$ 27,000.00
	Contracts	\$ 579,250.00		\$ 574,400.00
Repair & Maintenance				
00704	General R & M	\$ 7,000.00	\$ 14,104.00	\$ 25,000.00
00708	Irrigation Maintenance	\$ 25,000.00	\$ 26,990.00	\$ 30,000.00
00710	Guardhouse R & M	\$ 6,000.00	\$ 1,798.00	\$ 2,500.00
00712	Lighting Electrical R & M	\$ 6,000.00	\$ 2,801.00	\$ 5,000.00
00714	Fitness Center R & M	\$ 2,500.00	\$ 847.00	\$ 3,500.00
00716	Air Conditioning R & M	\$ 1,000.00	\$ -	\$ 500.00
00718	Gate R & M	\$ 9,000.00	\$ 13,357.00	\$ 15,000.00
00720	Golf Cart R & M	\$ 2,700.00	\$ 823.00	\$ 2,000.00
00724	Fire Safety R & M	\$ 2,000.00	\$ 4,736.00	\$ 2,000.00
00726	Road R & M	\$ 2,500.00	\$ -	\$ 5,000.00
00728	Pressure Cleaning	\$ 10,000.00	\$ 7,500.00	\$ 8,000.00
	Repair & Maintenance	\$ 73,700.00	\$ 72,956.00	\$ 98,500.00
Grounds Maintenance				
00750	Landscape Replacement	\$ 17,000.00	\$ 3,304.00	\$ 30,000.00
00754	Palm Tree Trimming	\$ 23,000.00	\$ 25,817.00	\$ 23,200.00
00756	Hardwood Trimming	\$ 10,000.00	\$ 9,850.00	\$ 14,500.00
00758	Ficus Hedge Replacements	\$ 11,000.00	\$ -	\$ 8,000.00
00765	Landscape Ext./Flowers/Sod	\$ 10,500.00	\$ 625.00	\$ 9,000.00
	Grounds Maintenance	\$ 71,500.00	\$ 39,596.00	\$ 84,700.00

	Utilities			
00501	Electricity	\$ 65,000.00	\$ 36,073.00	\$ 55,000.00
00502	Water & Sewer	\$ 5,200.00	\$ 2,739.00	\$ 5,000.00
00503	Trash	\$ 1,850.00	\$ 1,305.00	\$ 1,900.00
00504	Telephone / Internet	\$ 14,500.00	\$ 12,592.00	\$ 17,000.00
	Utilities	\$ 86,550.00	\$ 52,709.00	\$ 78,900.00
	Capital			
00900	Capital -- General Master	\$ 225,894.00	\$ 169,420.00	\$ 318,565.00
	Capital	\$ 225,894.00	\$ 169,420.00	\$ 318,565.00
	Carmel Specific Expenses			
00810	Landscape Main - Carmel	\$ 42,000.00	\$ 31,500.00	\$ 54,400.00
00814	Pest Control - Carmel	\$ 700.00	\$ 540.00	\$ 750.00
00816	Pool Maint & Rep - Carmel	\$ 10,500.00	\$ 19,330.00	\$ 11,000.00
00818	Irrigation Maint - Carmel	\$ 30,000.00	\$ 17,946.00	\$ 24,000.00
00825	OPER Budget Shortfall - Carm	\$ 9,000.00	\$ -	\$ -
00907	Capital - General - Carmel	\$ 9,971.00	\$ 7,478.00	\$ 13,062.00
	Carmel Expenses	\$ 102,171.00	\$ 76,794.00	\$ 103,212.00
		2020		2021
	TOTAL EXPENSES - MASTER	\$ 1,214,437.00		\$ 1,352,165.00
	TOTAL EXPENSES - CARMEL	\$ 102,171.00		\$ 103,212.00
	Grand Total Expenses	\$ 1,316,608.00		\$ 1,455,377.00
		2020		2021
	Total Assessment to Master 611	\$ 160.00		\$ 180.00
	Total Assessment to Carmel 183	\$ 47.00		\$ 47.00
	Total Assessment to MASTER:	\$180.00 - PER MONTH		
	Total Assessment to CARMEL:	\$227.00 - PER MONTH		
	APPROVED: Doug Stark, President		DATE: Dec 16, 2020	