

**GRAND ISLES MASTER HOMEOWNERS ASSOCIATION, INC**

2023 Approved Annual Budget

JANUARY 1, 2023 - DECEMBER 31, 2023

		<b>2022</b>	<b>2023</b>
		<b>APPROVED</b>	<b>APPROVED</b>
		<b>BUDGET</b>	<b>BUDGET</b>
<b>INCOME:</b>			
00411	HOA Monthly Dues	\$ 1,422,972.00	\$1,569,612.00
00412	Median Maintenance Income	\$ 7,885.00	\$7,885.00
00415	Legal Fee Recovery	\$ 1,000.00	\$1,000.00
00416	Late Fee & Delinq Owner Int	\$ 2,000.00	\$1,000.00
00417	Owner NSF/Fines	\$ 1,000.00	\$0.00
00418	Orientation Fee	\$ 3,500.00	\$1,500.00
00420	Gate Card/Barcode/Pool Key Inc.	\$ 4,000.00	\$1,500.00
00422	Other Income/Clubhouse Rentals	\$ 6,300.00	\$2,400.00
00426	Rental Home Orientation Fee	\$ 3,000.00	\$1,500.00
00428	Bank Interest	\$ 20.00	\$20.00
	<b>Subtotal Income</b>	<b>\$ 1,451,677.00</b>	<b>\$ 1,586,417.00</b>
<b>EXPENSES:</b>			
Administrative			
00505	Office Expense/Coupon Books	\$ 7,000.00	\$8,500.00
00508	Audit Expense	\$ 7,000.00	\$7,000.00
00509	Licenses	\$ 500.00	\$500.00
00510	Bad Debt	\$ 4,000.00	\$5,000.00
00511	Bank Charges	\$ 200.00	\$170.00
00512	Barcode Expense/Fobs	\$ 2,500.00	\$2,000.00
00514	Web Hosting	\$ 3,000.00	\$2,600.00
00550	Insurance	\$ 67,000.00	\$90,000.00
00560	Legal Fees	\$ 20,000.00	\$25,000.00
00568	Community Activites	\$ 25,000.00	\$18,000.00
00570	Miscellaneous	\$ 9,000.00	\$2,500.00
00580	Bank balance cash infusion	\$ 40,000.00	\$44,464.00
	<b>Administrative</b>	<b>\$ 185,200.00</b>	<b>\$ 205,734.00</b>



<b>Contracts</b>			
00601	Management Fees - Master	\$ 107,000.00	\$111,600.00
00602	Landscaping Maintenance	\$ 120,000.00	\$121,600.00
00603	Pool Maintenance & Repairs	\$ 15,000.00	\$15,000.00
00604	Lake Maintenance	\$ 38,800.00	\$32,000.00
00608	Janitorial/Maintenance Ser	\$ 45,000.00	\$52,200.00
00610	Pest Control-Master	\$ 1,700.00	\$1,500.00
00615	Gatehouse Attendants	\$ 180,200.00	\$195,318.00
00620	Sheriff Patrol/Evening Rover	\$ 52,000.00	\$61,200.00
00622	Holiday Lights	\$ 8,700.00	\$12,333.00
00624	Mulching	\$ 27,000.00	\$20,000.00
	<b>Contracts</b>	<b>\$ 595,400.00</b>	<b>\$ 622,751.00</b>
<b>Repair &amp; Maintenance</b>			
00704	General R & M	\$ 20,000.00	\$27,050.00
00708	Irrigation Maintenance	\$ 8,000.00	\$6,000.00
00710	Guardhouse R & M	\$ 1,000.00	\$500.00
00712	Lighting Electrical R & M	\$ 2,500.00	\$3,500.00
00714	Fitness Center R & M	\$ 4,000.00	\$7,000.00
00716	Air Conditioning R & M	\$ 1,000.00	\$2,000.00
00718	Gate R & M/ABDI	\$ 25,000.00	\$32,000.00
00720	Golf Cart R & M	\$ 1,500.00	\$1,200.00
00724	Fire Safety R & M	\$ 1,200.00	\$2,000.00
00726	Road R & M/Storm Drains	\$ 5,000.00	\$13,175.00
00728	Pressure Cleaning	\$ 15,000.00	\$11,000.00
	<b>Repair &amp; Maintenance</b>	<b>\$ 84,200.00</b>	<b>\$ 105,425.00</b>
<b>Grounds Maintenance</b>			
00750	Landscape Replacement	\$ 35,000.00	\$76,145.00
00754	Palm Tree Trimming	\$ 23,200.00	\$23,200.00
00756	Hardwood Trimming	\$ 14,500.00	\$14,500.00
00758	Ficus Hedge Replacement	\$ 8,000.00	\$13,000.00
00765	Flower Replacement	\$ 4,000.00	\$6,000.00
	<b>Grounds Maintenance</b>	<b>\$ 84,700.00</b>	<b>\$ 132,845.00</b>



	Utilities		
00501	Electricity	\$ 55,000.00	\$70,000.00
00502	Water & Sewer	\$ 3,500.00	\$3,500.00
00503	Trash	\$ 1,900.00	\$750.00
00504	Telephone / Internet	\$ 20,000.00	\$17,200.00
	<b>Utilities</b>	<b>\$ 80,400.00</b>	<b>\$ 91,450.00</b>
	Capital		
00900	Capital -- General Master	\$ 318,565.00	\$325,000.00
	<b>Capital</b>	<b>\$ 318,565.00</b>	<b>\$ 325,000.00</b>
	Carmel Specific Expenses		
00810	Landscape/Irrigation - Carmel	\$ 66,400.00	\$69,030.00
00814	Pest Control - Carmel	\$ 750.00	\$720.00
00816	Pool Maint & Rep - Carmel	\$ 15,000.00	\$14,000.00
00818	Mulch - Carmel	\$ 8,000.00	\$6,400.00
00907	Capital - General - Carmel	\$ 13,062.00	\$13,062.00
	<b>Carmel Expenses</b>	<b>\$ 103,212.00</b>	<b>\$ 103,212.00</b>
		<b>2022</b>	
	TOTAL EXPENSES - MASTER	\$ 1,348,465.00	\$1,483,205.00
	TOTAL EXPENSES - CARMEL	\$ 103,212.00	\$103,212.00
	<b>Grand Total Expenses</b>	<b>\$ 1,451,677.00</b>	<b>\$ 1,586,417.00</b>
		<b>2022</b>	
	Total Assessment to Master 611	\$ 180.00	\$200.00
	Total Assessment to Carmel 183	\$ 47.00	\$47.00
	<b>Total Assessment to MASTER: \$200.00 - PER MONTH</b>		
	<b>Total Assessment to CARMEL: \$247.00 - PER MONTH</b>		

APPROVED:

*Chapra, LCAM*

DATE: 11/17/22