



***Community Association at Estero, Inc.***

**Notice of 2020 Approved Budget**

Dear Marsh Landing Owners,

The 2020 proposed budget was sent out to all owners in October and was approved at the 11-19-19 Board of Directors Meeting. There was no change from what was previously mailed. The fees are \$520.00 per quarter.

The Operational and Reserves Budgets are attached to this notice and are posted to the Marsh Landing website: [www.marshlandingestero.com](http://www.marshlandingestero.com).

As previously noted, there was no increase in fees for the Marsh Landing Community Association for the 2020 budget year.

Cordially,

Marsh Landing Community Association Board of Directors

**MARSH LANDING COMMUNITY ASSOCIATION 2020 APPROVED BUDGET**

<b>Account Name</b>	<b>2019 Budget</b>	<b>2020 Approved Budget</b>
<b>INCOME</b>		
Maintenance fees	\$ 782,080.00	\$ 782,080.00
Application Fee Income	\$ 2,000.00	\$ 3,000.00
Barcode/Key Access	\$ 300.00	\$ 1,000.00
Background Check Fee	\$ 1,500.00	\$ 1,000.00
Misc. Income	\$ 1,000.00	\$ 500.00
Late Fees	\$ 500.00	\$ -
		\$ -
<b>Total Budget Revenue</b>	<b>\$ 787,380.00</b>	<b>\$ 787,580.00</b>
<b>OTHER INCOME</b>		
Capital Contribution Fees	\$ -	\$ -
<b>EXPENSES</b>		
<b>UTILITIES</b>		
Electric	\$ 20,000.00	\$ 25,000.00
Water/Sewer	\$ 3,600.00	\$ 3,600.00
Telephone	\$ 2,500.00	\$ 2,100.00
Cable TV	\$ 310,000.00	\$ 320,000.00
Clubhouse Electric	\$ 15,000.00	\$ 10,000.00
Trash Removal	\$ 1,500.00	\$ 1,700.00
<b>Total Utilities</b>	<b>\$ 352,600.00</b>	<b>\$ 362,400.00</b>
<b>MAINTENANCE</b>		
Janitorial Contract	\$ 24,000.00	\$ 24,000.00
Extermination	\$ 7,000.00	\$ 7,000.00
Security	\$ 8,500.00	\$ 7,000.00
Alarm Monitoring	\$ 900.00	\$ 500.00
Tennis Court Maintenance	\$ 1,000.00	\$ 1,000.00
Building Maintenance	\$ 4,000.00	\$ 4,000.00
Exercise Room Repairs	\$ 1,000.00	\$ 1,500.00
Decorations	\$ 3,500.00	\$ 3,500.00
<b>Maintenance Total</b>	<b>\$ 49,900.00</b>	<b>\$ 48,500.00</b>
<b>GROUNDS MAINTENANCE</b>		
Grounds Contract	\$ 64,200.00	\$ 64,200.00
Mulch	\$ 5,000.00	\$ 5,000.00
Lake Maint./Contracts	\$ 14,000.00	\$ 16,000.00
Lake Maint./Improvements	\$ 15,000.00	\$ 15,000.00
Exotic Remediation	\$ 50,000.00	\$ 45,000.00
Tree Trimming/Removal	\$ 8,000.00	\$ 8,000.00
Irrigation	\$ 25,000.00	\$ 29,000.00

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Irrigation	\$ 25,000.00	\$ 29,000.00

Irrigation Maintenance	\$ 4,000.00	\$ 3,000.00
Sod Replacement	\$ 2,000.00	\$ 1,000.00
Projects/Improvements	\$ 15,500.00	\$ 12,000.00
<b>Total Grounds Maintenance</b>	<b>\$ 202,700.00</b>	<b>\$ 198,200.00</b>
<b>ADMINISTRATIVE</b>		
Legal	\$ 1,000.00	\$ 1,000.00
Legal-Foreclosure	\$ 500.00	\$ 500.00
Divisions and Corp.Fees	\$ 100.00	\$ 100.00
Tax Preparation	\$ 300.00	\$ 300.00
Engineering Consulting	\$ 3,000.00	\$ 1,500.00
Audit/Compilation	\$ 1,000.00	\$ 1,000.00
Office Expenses	\$ 8,500.00	\$ 10,000.00
Application Expense	\$ 1,000.00	\$ 1,000.00
Communications Expense	\$ 1,000.00	\$ 1,000.00
Management Fees	\$ 40,000.00	\$ 40,000.00
Accounting Fees	\$ 12,000.00	\$ 12,000.00
Security-Non Payroll	\$ 1,000.00	\$ 500.00
Taxes/Licenses	\$ 500.00	\$ 500.00
Insurance	\$ 17,000.00	\$ 17,000.00
Flood Insurance	\$ 3,000.00	\$ 2,400.00
Workers Comp	\$ 900.00	\$ 1,300.00
Contingency	\$ 3,680.00	\$ 1,000.00
<b>Total Administrative</b>	<b>\$ 94,480.00</b>	<b>\$ 91,100.00</b>
<b>POOL MAINTENANCE</b>		
Pool Contract	\$ 10,000.00	\$ 9,500.00
Pool Repairs	\$ 2,000.00	\$ 2,000.00
Pool Furniture	\$ 3,000.00	\$ 2,500.00
<b>Total Pool Maintenance</b>	<b>\$ 15,000.00</b>	<b>\$ 14,000.00</b>
<b>RECREATION</b>		
Clubhouse/Furniture Cleaning	\$ 2,000.00	\$ -
<b>Sub-Total Expenses</b>	<b>\$ 716,680.00</b>	<b>\$ 714,200.00</b>
<b>RESERVE ALLOCATION EXP.</b>	<b>\$ 71,700.00</b>	<b>\$ 73,127.00</b>
<b>TOTAL EXPENSES</b>	<b>\$ 788,380.00</b>	<b>\$ 787,327.00</b>

**2020 APPROVED RESERVE SCHEDULE**

**Marsh Landing Community Association APPROVED Reserve Schedule 2020**

**11/19/2019  
Approved Planned**

<u>Reserve Account</u>	<u>Account Number</u>	<u>Remaining Life at</u>	<u>Replacement</u>	<u>Projected Balance</u>	<u>Total Additional</u>	<u>2020</u>
		<u>12/31/2019</u>	<u>Cost</u>	<u>12/31/2019</u>	<u>Funding Required</u>	<u>Contribution</u>
Clubhouse Expense/Mechanical		7	\$ 33,763	\$ 12,047.00	\$ 21,716	\$ 3,102
Clubhouse Exterior Painting Expense		3	\$ 9,000	\$ 5,358.18	\$ 3,642	\$ 1,214
Clubhouse Interior Painting Expense		3	\$ 15,038	\$ 13,386.80	\$ 1,651	\$ 550
Clubhouse/Gazebo/Guardhouse Roofs		24	\$ 72,000	\$ 4,623.00	\$ 67,377	\$ 2,807
Clubhouse Interior Replacement Exp.		4	\$ 32,239	\$ 5,437.69	\$ 26,801	\$ 6,700
Exercise Equipment Expense		5	\$ 33,990	\$ 22,366.24	\$ 11,624	\$ 2,325
Gate Access Control		9	\$ 23,690	\$ 7,490.94	\$ 16,199	\$ 1,800
Grounds Improvement Exp.		10	\$ 10,000	\$ 109.37	\$ 9,891	\$ 989
Insurance Reserve Exp.		6	\$ 20,000	\$ 6,781.72	\$ 13,218	\$ 2,203
Irrigation System Exp.		15		\$ 63.50	\$ 19,937	\$ 1,329
Paving Repair Exp.		6	\$ 382,810	\$ 146,650.01	\$ 236,160	\$ 39,360
Pool Expense		5	\$ 37,183	\$ 14,884.18	\$ 22,299	\$ 4,460
Pool Furniture Exp.		3	\$ 20,392	\$ 18,201.56	\$ 2,191	\$ 730
Structural Expense		6	\$ 10,000	\$ 2,678.68	\$ 7,321	\$ 1,220
Tennis Court Expense		4	\$ 19,113	\$ 15,102.21	\$ 4,011	\$ 1,003
Pond Aeration Systems		6	\$ 20,000	\$ -	\$ 20,000	\$ 3,333
Capital Cont.				\$ -		
<b>Total Reserves</b>			<b>\$ 739,218</b>	<b>\$ 275,181.08</b>	<b>\$ 484,037</b>	<b>\$ 73,127</b>
<b>Capital Cont.</b>				<b>\$ 11,000.00</b>		<b>\$ 2,000</b>
Unallocated Interest					estimated	<b>\$ 10,300</b>
\$ 20,000				<b>\$ 275,181.08</b>		
<b>Total</b>						