

MARSH LANDING COMMUNITY ASSOCIATION 2023 APPROVED BUDGET

Account Name	2022 Budget	2022 YE EST.	2023 Approved
INCOME			
Qrtly Assess./Maintenance fees	\$ 812,160.00	\$ 812,160.00	\$ 842,240.00
Amenities Transfer Fee		\$ 1,750.00	\$ 1,000.00
Application Fee Income	\$ 3,000.00	\$ 3,500.00	\$ 1,000.00
Late Fees	\$ -	\$ 2,500.00	\$ -
Background Check Fee	\$ 1,000.00	\$ 2,200.00	\$ 600.00
Barcode/Key Access	\$ 1,000.00	\$ 2,000.00	\$ 500.00
Misc. Income	\$ 200.00	\$ 200.00	\$ 200.00
Total Budget Revenue	\$ 817,360.00	\$ 824,310.00	\$ 845,540.00
OTHER INCOME			
Capital Contribution Fees	\$ -	\$ 22,000.00	\$ -
ADMINISTRATIVE			
Engineering Consulting	\$ 1,100.00	\$ 950.00	\$ 1,100.00
Accounting	\$ 12,000.00	\$ 12,000.00	\$ 12,360.00
Audit/Compilation	\$ 1,000.00	\$ 500.00	\$ 1,000.00
Corp Annual Report	\$ 100.00	\$ 61.25	\$ 100.00
Tax Preparation	\$ 350.00	\$ 317.00	\$ 350.00
Communications Expense	\$ 1,200.00	\$ 1,300.00	\$ 1,500.00
Management Fees	\$ 40,000.00	\$ 40,000.00	\$ 41,200.00
Application Expense	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
Taxes/Licenses	\$ 500.00	\$ 250.00	\$ 500.00
Legal	\$ 4,300.00	\$ 2,000.00	\$ 1,000.00
Office Expenses	\$ 9,000.00	\$ 5,000.00	\$ 7,000.00
Legal-Foreclosure	\$ 500.00	\$ 100.00	\$ 1,000.00
Contingency	\$ 2,455.00	\$ 600.00	\$ 1,900.00
Security-Non Payroll	\$ 200.00	\$ -	\$ 200.00
Total Administrative	\$ 74,205.00	\$ 64,578.25	\$ 70,710.00
Insurance			
Workers Comp	\$ 700.00	\$ 599.00	\$ 700.00
Insurance	\$ 30,000.00	\$ 27,170.00	\$ 30,000.00
Flood Insurance	\$ 4,400.00	\$ 2,567.00	\$ 3,400.00
Total Insurance	\$ 34,400.00	\$ 29,737.00	\$ 34,100.00
UTILITIES			
Electric	\$ 23,000.00	\$ 22,500.00	\$ 24,000.00
Water/Sewer	\$ 5,000.00	\$ 3,000.00	\$ 4,000.00
Telephone	\$ 3,000.00	\$ 3,300.00	\$ 4,000.00
Cable TV	\$ 340,000.00	\$ 339,108.00	\$ 348,800.00
Clubhouse Electric	\$ 13,500.00	\$ 16,000.00	\$ 17,000.00
Trash Removal	\$ 2,500.00	\$ 2,700.00	\$ 2,900.00
Total Utilities	\$ 387,000.00	\$ 386,608.00	\$ 400,700.00

MAINTENANCE			
Exercise Room Repairs	\$ 2,000.00	\$ 1,000.00	\$ 1,000.00
Pest Control-Grounds	\$ 12,000.00	\$ 11,000.00	\$ 12,000.00
Alarm Monitoring	\$ 500.00	\$ 447.00	\$ 500.00
Cleaning Services	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00
Security	\$ 7,000.00	\$ 9,000.00	\$ 8,000.00
Tennis Court Maintenance	\$ 1,000.00	\$ 2,000.00	\$ 1,000.00
Building Repair/ Maint.	\$ 4,600.00	\$ 6,000.00	\$ 5,000.00
Decorations	\$ 2,500.00	\$ 2,000.00	\$ 1,000.00
Maintenance Total	\$ 41,600.00	\$ 43,447.00	\$ 40,500.00
GROUNDS MAINTENANCE			
Seasonal Plantings	\$ 2,000.00	\$ 1,000.00	\$ 2,000.00
Grounds Contract	\$ 77,000.00	\$ 84,000.00	\$ 89,000.00
Irrigation	\$ 32,000.00	\$ 32,000.00	\$ 32,000.00
Irrigation Maintenance	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
Lake Maint./Contracts	\$ 16,000.00	\$ 15,500.00	\$ 17,000.00
Lake Maint./Improvements	\$ 5,000.00	\$ 4,000.00	\$ 4,000.00
Tree Trimming/Removal	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00
Exotic Remediation	\$ 30,000.00	\$ 35,000.00	\$ 34,000.00
Projects/Improvements	\$ 3,000.00	\$ 27,000.00	\$ 3,000.00
Mulch/Plant Replacement	\$ 8,000.00	\$ 5,000.00	\$ 5,000.00
Total Grounds Maintenance	\$ 181,000.00	\$ 212,500.00	\$ 196,000.00
POOL MAINTENANCE			
Pool Contract	\$ 20,000.00	\$ 19,200.00	\$ 21,000.00
Pool Repairs	\$ 1,000.00	\$ 7,000.00	\$ 5,000.00
Pool Furniture	\$ 2,000.00	\$ 1,000.00	\$ 1,000.00
Total Pool Maintenance	\$ 23,000.00	\$ 27,200.00	\$ 27,000.00
Sub-Total Expenses	\$ 741,205.00	\$ 764,070.25	\$ 769,010.00
RESERVE ALLOCATION EXP.	\$ 70,255.00	\$ 70,255.00	\$ 73,230.00
TOTAL EXPENSES	\$ 811,460.00	\$ 834,325.25	\$ 842,240.00

Quarterly FEE

2023

Quarterly Fees

\$

560.00

Marsh Landing Community Association Reserve Schedule 2023

10-11-22 BOD

Reserve Account	tn	at	Remaining Life		Replacement Cost	Projected Balance 12/31/2022	Total Additional Funding Required	Planned 2023 Contribution		
			12/31/2022							
Clubhouse Expense/Mechanical		5	\$	34,000	\$	15,897.00	\$	18,103	\$	3,621
Clubhouse Exterior Painting Expense		1	\$	9,000	\$	9,000.00	\$	-	\$	-
Clubhouse Interior Painting Expense		1	\$	15,000	\$	15,000.00	\$	-	\$	-
Clubhouse/Gazebo/Guardhouse Roofs		21	\$	72,000	\$	13,044.00	\$	58,956	\$	2,807
Clubhouse Interior Replacement Exp.		1	\$	32,000	\$	25,399.69	\$	6,600	\$	6,600
Exercise Equipment Expense		4	\$	34,000	\$	15,854.00	\$	18,146	\$	4,537
Gate Access Control/Security		8	\$	24,000	\$	5,067.00	\$	18,933	\$	2,367
Grounds Improvement Exp.		7	\$	10,000	\$	2,563.00	\$	7,437	\$	1,062
Insurance Reserve Exp.		3	\$	27,000	\$	13,059.72	\$	13,940	\$	4,647
Irrigation System Exp.		9	\$	20,000	\$	4,449.50	\$	15,551	\$	1,728
Paving Repair Exp.		15	\$	520,000	\$	7,203.00	\$	512,797	\$	34,186
Pool Expense		14	\$	46,000	\$	5,867.00	\$	40,133	\$	2,867
Pool Furniture Exp.		3	\$	20,000	\$	14,079.00	\$	5,921	\$	1,974
Structural Expense		3	\$	10,000	\$	6,338.68	\$	3,661	\$	1,220
Tennis Court Expense		9	\$	25,000	\$	4,469.00	\$	20,531	\$	2,281
Pond Aeration Systems		3	\$	20,000	\$	10,000.00	\$	10,000	\$	3,333
Capital Cont.			\$		\$	-	\$		\$	
Total Reserves			\$	918,000	\$	167,290.59	\$	750,709	\$	73,230
Capital Cont.			\$		\$		\$		\$	
Unallocated Interest										estimated
Total			\$		\$	167,290.59	\$		\$	



Community Association at Estero, Inc.
Board of Directors Meeting – 2023 Budget Adoption
November 14, 2022
Unapproved

1. Call to Order – Vice President Iannotti called the meeting to order at the Marsh Landing Clubhouse at 7:00 pm and led those present in the Pledge of Allegiance.

2. Roll Call & Quorum Acknowledgement – Directors Kate Uhart, Connie Mansfield (excused) Troy Blackwell, Sandy Seigler, John Cavey, James Philpot, and Tom Iannotti, all were present. A quorum being present, the meeting continued. Mike Towns, the Property Manager was also present, and a few members of the community.

3. Confirmation of Meeting Notice – The meeting was posted, emailed, mailed in keeping with Florida State Statutes.

4. Approval of Minutes: On a motion by Director Uhart and seconded by Director Cavey the Board approved the minutes of the October 11th, 2022, meeting as presented and waived reading

5. President Report & Communication: None

6. Treasurer Report: Treasurer Philpot presented the October Financials as follows:
As of **October 31, 2022**

Operating Funds were \$ **151,221.93**
Reserves Balance was \$ **278,256.70**
Year-to-Date Expenses \$ **16,777.43 over budget.**
Retained Earnings \$ **58,743.93**
Hurricane Ian Expenditures: \$22,596.48
Year-to-Date Capital Improvement Fund was \$ **21,000.00**

8. Manager Report: A verbal and written report was provided, and key items and projects discussed, along with Hurricane Cleanup.

9. OLD BUSINESS:

a. Project Updates: None, covered in Managers Report.

10. NEW BUSINESS:

a. 2023 Budget Adoption: Manager Towns reviewed highlights of the budget and VP Iannotti asked for questions from the Board and Owners present. After brief discussion, on a motion by Director Philpot and seconded by Director Seigler, the Board unanimously approved the 2023 Operational and Reserve Budgets as mailed to owners. The new fees for 2023 will be \$560.00 per quarter.

b. Funds Allocation Letter to the Accountant: None needed this year.

11. AMC Ratifications:

23125 MLB – Cupples – New Roof
22999 FRD – LaFave – New Roof

23125 MLB – Scovel – New Roof
23262 MLB – Phillips – New Roof
23242 MLB – Danielson – Paint Exterior of Home
23242 MLB – Danielson – Paint Front Door

On a motion by Director Seigler and seconded by Director Uhart, the Board approved the and ratified the AMC requests as presented and approved by the AMC Committee.

12. FPL Streetlight changes to LED: The Board reviewed the letter from FPL regarding new LED streetlights and that there will not be upfront costs to communities to change to LED. After discussion about style and directional beams, it was agreed that light directed down would be preferred to avoid lights shining in homes. On a motion by Director Iannotti and seconded by Director Cavey, the Board approved moving to LED Streetlights and to authorize an agreement with FPL.

13. Other Item discussed: The Board spoke about the new “preliminary” flood maps and potential changes to insurance costs for 2024. They also spoke about roof damage from the storm around the community, and thanks to Danny Sanchez and his team for the great job cleaning up the Community after Hurricane Ian.

12. Next Meeting: In December meeting is planned for December 13th at 9am.

13. Adjournment- A motion to adjourn was made by Director Iannotti, seconded by Director Cavey and carried unanimously. The meeting was adjourned at 7:50 pm.

Open Session with Owners: No comments.

Michael J. Towns, LCAM
Property Manager



Community Association at Estero, Inc. Notice of 2023 Budget Adoption Meeting

Dear Marsh Landing Owners,

General Overview:

The 2023 budget is presented with small changes to the operational budget line items to better match 2022 expenditures and revenues and anticipated projects for 2023. You will note that some line items are much higher for 2022-year end for safeguards and repairs to key areas of the community that were done and will not repeat for 2023. These were digging out the FPL Highline Ditches to prevent flooding, repair and replacement of tennis area fencing and repairs to the entry gate equipment due to storm damage. There is a small, planned increase in quarterly fees from \$540.00 to \$560.00 per quarter.

Operational Expenses:

The operational expenses are planned to be a little more for 2023 and the reserves will be funded at the planned rates to ensure proper replacement for the community. Completion of major reserve projects such as the community roads and recreational areas have been completed in 2022.

Utilities:

The increase in the cable and internet expense for the community was anticipated as stated previously as they increase 3% per year per the contract. This increase comprises most of the needed monthly fee increase of \$6.00.

Maintenance and Grounds Care:

The increase in the landscape maintenance budget is planned to allow for the increased cost of labor and fuel. Special thanks to Danny Sanchez and their team for an excellent job cleaning up the community after Hurricane Ian.

Recreation:

The budget in this category has been kept mostly the same to match the expenditures for 2022. Repairs to the pool area have been accomplished, and the tennis/pickleball courts have been completed as well, so all should be good for years to come. Re-strapping of the pool furniture has been completed and new tables are planned for early November.

Administrative Cost:

With the transfer of many office functions back to the Marsh Landing Office, the costs for office supplies and office expense should stay about the same and the move to communication through the enhanced website and email blast should help with owner mailing costs. The State Statutes now allow for annual meeting and budget communication via email and even proxy reception electronically. We will use those tools to help control the annual single largest cost for membership meeting mailings. There are small increases planned for accounting and management.

Reserve Schedule and funding:

Building upon the established schedule for the community, the planned reserve funding for 2023 is planned at a little over \$73,000.00 and will have the community funded reserves right at plan for long term improvements and maintenance as most major projects for the community have been completed. It also allows for insurance deductible coverage to cover losses to the clubhouse, and this limits exposure of owners to storm related costs. The Board also has allocated the Capital Contribution to capital projects and enhancements that will be discussed and approved over the next budget year.

Overall, the budget provides for proper maintenance of the community and allocate proper funding for reserves for capital projects and enhancements to the community.

The Board of Directors will adopt the 2023 budget at the meeting Monday, November 14, 2022, at 7pm at the Community Center.

Cordially,

Marsh Landing Community Association Board of Directors
