

Bluewater Bay MSBU FY22 Budget Considerations (October 1, 2021 - September 30, 2022)	Current YR (FY21) baseline	FY22 0% increase	FY22 2% increase	FY22 5% increase
Annual Assessment Rate	\$78.75	\$78.75	\$80.32	\$82.68
Proposed revenue increase from 2021	N/A	\$0	\$7,500	\$18,500
Revenue	\$363,975	\$363,975	\$371,255	\$382,174
Interest income (forecast from County)	\$500	\$500	\$500	\$500
TOTAL REVENUE	\$364,475	\$364,475	\$371,755	\$382,674

Shaded areas are Variable Expenses, i.e. discretionary spending		Redux (-)	Increase (+)
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Acct # Title / description

Draft / Pre-decisional

531100	Consultant (Property Mgt contract \$2,250 / month)	\$27,000	\$27,000	\$27,000	\$27,000
549413	Meeting rent (\$75/month)	\$900	\$900	\$900	\$900
546990	Common area [Hwy-20 added in FY22]	\$36,000	\$27,000	\$32,500	\$36,000
546990	Irrigation [repair] [Hwy-20 added in FY22]	\$15,000	\$15,000	\$15,000	\$15,000
546990	Tree removal [Hwy-20 added in FY22]	\$15,000	\$15,000	\$15,000	\$18,500
546900	Christmas decoration (annual contract)	\$3,975	\$3,975	\$3,975	\$3,975
534607	Landscape (\$16,415 / month FY22)	\$196,983	\$196,983	\$196,983	\$196,983
543003	Electricity / Chelco (~\$1,600 / month) [Hwy-20; FY22]	\$19,200	\$20,220	\$20,220	\$20,220
545010	Directors Liability	\$3,700	\$2,759	\$2,759	\$2,759
545010	Insurance Liability	\$1,400	\$990	\$990	\$990
545901	Commission Bonds / Security Bonds	\$100	\$100	\$100	\$100
549004	Property Appraiser (1.2% of Assessments)	\$4,368	\$4,368	\$4,455	\$4,586
549005	Commission Tax Collector (2% of Assessments)	\$7,280	\$7,280	\$7,425	\$7,643
551001	Office Supplies [rename "printing expense"]	\$2,200	\$2,200	\$2,200	\$2,200
549901	Legal Advertising	\$200	\$200	\$200	\$200
549901	Biannual election advertising (\$1,600 in odd-years)	\$1,600	\$0	\$0	\$0
552013	Sign repair & maintenance (R&M)	\$3,000	\$3,000	\$3,000	\$3,600
552013	Sign Street	\$2,000	\$2,000	\$2,000	\$2,000
599010	Reserves (10% of annual assessments)	\$36,398	\$36,398	\$37,125	\$38,217
	Flood Grant long-term Reserves (FY21 = final payment)	\$15,407	\$0	\$0	\$0
	Capital Improvements (bench pgm @ \$800 each)	\$0	\$0	\$800	\$2,400
	TOTAL EXPENSES	\$391,710	\$365,372	\$372,633	\$383,274
	Revenue minus (-) Expenses (deficit or overage for current year Reserves)	-\$27,235	-\$897	-\$878	-\$600

Economic impacts for FY22

- Minimum wage increase of 17% from \$8.56 to \$10.00
- The 2% annual rate of inflation we have experienced for the past 15 years is expected to continue
- Includes 2% increase of Landscape Contract
- Sustainment of HWY-20 medium enhancements from FL DoT construction grant (Lancaster Dr. to Range Rd.)
- CHELCO power bill for irrigation pumps (initial estimate \$85 / month)
- Irrigation repairs and upkeep, periodic tree trimming, annual reapplication of mulch / pine straw