

Bluewater Bay MSBU
Niceville, Florida
www.bluewaterbayfl.org
Annual Budget for Fiscal Year 2022 (FY22)
October 1, 2021 - September 30, 2022

Annual Assessment Rate	\$82.68
Revenue from assessments @ \$82.68	\$382,174
Interest income (forecast from County)	\$500
TOTAL REVENUE	\$382,674

County Acct #	Title / description of line item	
n/a	<i>Shaded areas are Variable Expenses, i.e. discretionary spending</i>	
531100	Consultant (Property Mgt contract \$2,250 / month)	\$27,000
549413	Meeting rent (\$75/month)	\$900
546990	Common area [Upkeep of Hwy-20 improvements added for FY22]	\$36,000
546990	Irrigation (repair) [Upkeep of Hwy-20 improvements added for FY22]	\$15,000
546990	Tree removal [Upkeep of Hwy-20 improvements added for FY22]	\$15,000
546900	Christmas decoration (annual contract)	\$3,975
534607	Landscape (\$16,415 / month FY22)	\$198,909
543003	Electricity / Chelco (\$1,685 / month) [Hwy-20 improvements added FY22]	\$20,220
545010	Directors Liability	\$2,759
545010	Insurance Liability	\$990
545901	Commission Bonds / Security Bonds	\$100
549004	Property Appraiser (1.2% of Assessments)	\$4,586
549005	Commission Tax Collector (2% of Assessments)	\$7,643
551001	Office Supplies [rename "printing expense"]	\$2,200
549901	Legal Advertising	\$200
549901	Biannual election advertising (Even-numbered years for \$1,600)	\$1,600
n/a	Website	\$450
552013	Sign repair & maintenance (R&M)	\$3,000
552013	Sign Street	\$2,000
599010	Reserves (10% of annual assessments)	\$38,217
n/a	Capital Improvements (bench pgm @ \$800 each)	\$2,400
TOTAL EXPENSES		\$383,150

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
- Annual 3% increase of Landscape Contract
- Sustainment of HWY-20 medium beautification by FL DoT 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