

MBR HOA
2023 Approved Budget 11-21-22

| Account Descriptions | 2021 ANNUAL Budget | 2022 ANNUAL Budget | 2023 ANNUAL Budget | 2023 Budget vs 2022 Budget |
|--------------------------------------|---------------------|--------------------|--------------------|----------------------------|
| INCOME | | | | |
| 30100 Regular Assessments | \$ 1,289,765 | \$ 1,588,699 | \$ 2,197,930 | \$ 609,231 |
| 30200 Sales Commissions (BB) | 12,000 | 13,000 | 10,000 | (3,000) |
| 30300 MBVR Sales/Rental Office Lease | 67,874 | 69,231 | 74,895 | 5,664 |
| 30400 MBRV 2% Rental Commissions | 96,492 | 98,422 | 106,469 | 8,047 |
| 30500 MBRV Food & Beverage Lease | 136,523 | 135,447 | 139,511 | 4,064 |
| 30750 Bike Week Parking Income | - | 17,000 | 17,000 | - |
| 30800 Storage Room Lease Income | 19,470 | 19,470 | 19,596 | 126 |
| 30900 Earnings Carry Over | 200,000 | - | - | - |
| 32400 Mail Box Rental Income | 2,000 | 2,000 | 2,200 | 200 |
| 60600 HTC Phone Credit | - | - | 1,500 | 1,500 |
| Total Income | \$ 1,826,124 | \$1,943,270 | \$2,569,101 | \$ 625,831 |

EXPENSES

| | | | | |
|-------------------------------------|------------|------------|------------|------------|
| General & Administrative | | | | |
| 51000 Office Supplies & Expense | \$ 7,000 | \$ 8,500 | \$ 10,140 | \$ 1,640 |
| 51100 Printing/Copies Expense | 7,500 | 6,800 | 7,000 | 200 |
| 43020 Special Assessment | - | - | 100,000 | 100,000 |
| 51200 Postage | 800 | 850 | 2,000 | 1,150 |
| 51500 Mileage Rembursement | 1,800 | 7,500 | 5,000 | (2,500) |
| 52000 General Legal Services | 70,000 | 150,000 | 163,000 | 13,000 |
| 52050 Court Appointed BOD Member | 25,000 | 35,000 | 25,000 | (10,000) |
| 52070 Owner Collections | - | - | 4,000 | 4,000 |
| 52080 Indemnity | - | - | 1,000 | 1,000 |
| 52090 Insurance Claims | - | - | 1,000 | 1,000 |
| 52095 3rd Party Insurance Claims | - | - | 1,000 | 1,000 |
| 52100 Audit/Tax Preparation Service | 9,000 | 9,000 | 9,000 | - |
| 52200 Management Services | 80,340 | 83,353 | 126,756 | 43,403 |
| 54000 Board Meeting Expense | 2,000 | 2,000 | 1,700 | (300) |
| 56000 Owned Unit Expense | 84,500 | 84,500 | 84,500 | - |
| 57000 Storage Units - B & RT | 3,600 | 3,600 | 5,500 | 1,900 |
| 59900 General & Administrative | 15,500 | 22,500 | 22,500 | - |
| 59999 Professional Services | - | - | 2,000 | 2,000 |
| 83300 Insurance Expense | 50,893 | 58,527 | 82,901 | 24,374 |
| 83305 Insurance Deductible | - | 500 | 12,000 | 11,500 |
| Total General & Administrative | \$ 357,933 | \$ 472,630 | \$ 665,997 | \$ 193,367 |

Repairs & Maintenance

| | | | | |
|--------------------------------------|------------|------------|------------|-----------|
| 41300 Grounds Staff Contract Maint. | \$ 103,910 | \$ 103,910 | \$ 113,611 | \$ 9,701 |
| 41700 Seasonal Pool Staff | 13,358 | 38,220 | 32,000 | (6,220) |
| 41800 Pool Contract Maintenance | 40,768 | 40,768 | 40,768 | - |
| 42000 Pool Supplies/Repairs | 45,000 | 40,000 | 45,500 | 5,500 |
| 42500 Golf Cart Maintenance/Repairs | 3,000 | 3,000 | 2,000 | (1,000) |
| 42700 Golf Cart Lease | - | 2,400 | 5,389 | 2,989 |
| 43000 General Maintenance | 45,000 | 38,000 | 41,000 | 3,000 |
| 44000 Landscape Maintenance/Supplies | 15,000 | 15,000 | 27,000 | 12,000 |
| 44300 Landscape Contract | 21,000 | 16,800 | 18,000 | 1,200 |
| 44400 Lake Maintenance | 5,040 | 5,040 | 5,040 | - |
| 45100 Termite Bond | 312 | 350 | 500 | 150 |
| 45200 Nuisance Control | 3,600 | 3,600 | 2,500 | (1,100) |
| 46600 Fire System Maintenance | 1,000 | 1,000 | 1,000 | - |
| 46800 HVAC Maintenance | - | - | 600 | 600 |
| 47000 Janitorial Supplies | 12,000 | 12,000 | 14,000 | 2,000 |
| 47010 OFS Bathroom Cleaning | - | 7,200 | 7,200 | - |
| 83395 Storm Clean-up | - | - | 6,000 | 6,000 |
| Repairs & Maintenance Total | \$ 308,988 | \$ 327,288 | \$ 362,108 | \$ 34,820 |

Utilities

| | | | | |
|--------------------------------------|------------|------------|------------|-----------|
| 60000 Electricity | \$ 60,000 | \$ 50,000 | \$ 52,000 | \$ 2,000 |
| 60100 Water & Sewer | 17,500 | 15,000 | 15,500 | 500 |
| 60200 Fuel | 7,000 | 9,000 | 10,000 | 1,000 |
| 60500 Cable | 318,000 | 333,900 | 380,000 | 46,100 |
| 60600 Telephone (L/R,Security/Maint) | 21,064 | 21,064 | 1,500 | (19,564) |
| 60700 Internet | 100,498 | 100,498 | 147,755 | 47,257 |
| Utilities Total | \$ 524,062 | \$ 529,461 | \$ 606,755 | \$ 77,294 |

Other Expenses

| | | | | |
|------------------------------------|------------|------------|------------|------------|
| 71000 Security | \$ 233,184 | \$ 279,660 | \$ 544,133 | \$ 264,473 |
| 71010 Security Supplies | 3,000 | 3,000 | 12,003 | 9,003 |
| 71020 Security Upgrade | 60,700 | 20,000 | - | (20,000) |
| 71030 Bike Week Security | - | - | 7,300 | 7,300 |
| 72000 Income Taxes | 24,685 | 24,685 | 24,685 | - |
| 72010 Property Taxes | 64,447 | 67,120 | 67,120 | - |
| 72020 Licenses & Permits | 425 | 425 | 1,000 | 575 |
| 90910 Reserve Study & Appraisal | 6,500 | - | 8,000 | 8,000 |
| 99910 General Reserve Contribution | 145,000 | 189,000 | 220,000 | 31,000 |
| 99920 Reserve Reimbursement | 30,000 | 10,000 | 50,000 | 40,000 |
| 99930 Reserve Contingency | 6,500 | - | - | - |
| Other Expenses Total | \$ 635,141 | \$ 613,890 | \$ 934,241 | \$ 320,351 |

Total Expenses \$ 1,826,124 \$1,943,270 \$2,569,101 \$ 625,831

| Unit Type | % of Ownership | 2022 | 2023 |
|--------------------|----------------|-----------|--------------|
| Renaissance Towers | 32.3762% | \$ 42,184 | \$ 59,300.52 |
| HPR | 24.8515% | \$ 32,380 | \$ 45,518.21 |
| 5 Seasons | 15.9406% | \$ 20,770 | \$ 29,196.94 |
| OFS | 26.8317% | \$ 34,960 | \$ 49,145.17 |