The 2023 budget including detailed explanation is below. The Board is recommending a **<u>partially</u>** funded budget for 2023.

If we do not receive enough YES votes, we will have to adopt a fully funded budget and monthly fees will be the amounts reflected in the "NO" box.

Proposed 2	023 Maintenan	ce Fees	with partial (369	6) fund	ing			
	2023 proposed	2023-22 increase	2022 proposed	2022-21 increase	2021 Budget	2020-21 increase	2020 Budget	YES
Operating	1,028,170.00	26.9%	810,266.45 *	17.6%	689,223.55	1.0%	743,909.05	
Spectrum	114,360.00	6.5%	107,415.00	73.1%	62,046.00			
Reserve	425,500.00	0.0%	425,500.00	0.0%	425,500.00	0.0%	425,500.00	
	1,568,030.00	16.7%	1,343,181.45	14.1%	1,176,787.55	0.6%	1,169,409.05	
			1 Bdr		2Bdr		3Bdr	Penthouse
2021			352.00		518.00		703.00	869.0
2022 - Monthly Assessmemt			375.00		551.00		749.00	926.0
2022 - Spectrum			42.00		42.00		42.00	84.0
2022 - Total			417.00		593.00		791.00	1,010.0
change from 2021-2022			7%		6%		7%	7
2023 - Monthly Assessmemt			\$ 434.00		\$ 640.00		\$ 869.00	\$ 1,074.00
2023 - Spectrum			\$ 45.00		\$ 45.00		\$ 45.00	\$ 90.00
2023 - Total			\$ 479.00		\$ 685.00		\$ 914.00	\$ 1,164.00
change from 2021-2023			15%		16%		16%	15
Diff per month			62.00		92.00		123.00	154.0
Diffperyear			744.00		1,104.00		1,476.00	1,848.0
Proposed 2	023 Maintenan		with "full" fundi					
	2023 proposed	2023-22 increase	2022 proposed	2022-21 increase	2021 Budget	2020-21 increase	2020 Budget	NO
Operating	1,028,170.00	26.9%	810,266.45 *	17.6%	689,223.55	1.0%	743,909.05	
Spectrum	114,360.00	6.5%	107,415.00	73.1%	62,046.00			
Reserve	1,198,536.21							
		-24.3%	1,582,844.00	44.9%	1,092,100.00	0.0%	1,135,500.00	
	2,341,066.21	-24.3% -6.4%	2,500,525.45	44.9% 35.6%	1,092,100.00 1,843,369.55	0.0% 0.6%	1,879,409.05	
2021		<b>7</b>						1,362.0
2021 2022 - Operating		<b>7</b>	2,500,525.45		1,843,369.55		1,879,409.05	1,362.0 1,781.0
		<b>7</b>	2,500,525.45		1,843,369.55		1,879,409.05	
2022 - Operating		<b>7</b>	2,500,525.45 551.00 720.00		1,843,369.55 811.00 1,060.00		1,879,409.05 1,102.00 1,441.00	1,781.0
2022 - Operating 2022 - Spectrum	2,341,066.21	<b>7</b>	2,500,525.45 551.00 720.00 42.00		1,843,369.55 811.00 1,060.00 42.00		1,879,409.05 1,102.00 1,441.00 42.00	1,781.0
2022 - Operating 2022 - Spectrum 2022 - Total	2,341,066.21	<b>7</b>	2,500,525.45 551.00 720.00 42.00 762.00 31%		1,843,369.55 811.00 1,060.00 42.00 1,102.00 31%		1,879,409.05 1,102.00 1,441.00 42.00 1,483.00	1,781.0 84.0 1,865.0
2022 - Operating 2022 - Spectrum 2022 - Total change from 2021-2022	2,341,066.21	<b>7</b>	2,500,525.45 551.00 720.00 42.00 762.00 31%		1,843,369.55 811.00 1,060.00 42.00 1,102.00 31%		1,879,409.05 1,102.00 1,441.00 42.00 1,483.00 31%	1,781.0 84.0 1,865.0 31
2022 - Operating 2022 - Spectrum 2022 - Total change from 2021-2022 2023 - Operating	2,341,066.21	<b>7</b>	2,500,525.45 551.00 720.00 42.00 762.00 31% \$ 665.00		1,843,369.55 811.00 1,060.00 42.00 1,102.00 31% \$ 980.00		1,879,409.05 1,102.00 1,441.00 42.00 1,483.00 31% \$ 1,331.00	1,781.0 84.0 1,865.0 31 \$ 1,645.00
2022 - Operating 2022 - Spectrum 2022 - Total change from 2021-2022 2023 - Operating 2023 - Spectrum 2023 - Total	2,341,066.21	<b>7</b>	2,500,525.45 551.00 720.00 42.00 762.00 31% \$ 665.00 \$ 45.00		1,843,369.55 811.00 1,060.00 42.00 1,102.00 31% \$ 980.00 \$ 45.00		1,879,409.05 1,102.00 1,441.00 42.00 1,483.00 31% \$ 1,331.00 \$ 45.00	1,781.0 84.0 1,865.0 \$ 1,645.00 \$ 90.00
2022 - Operating 2022 - Spectrum 2022 - Total change from 2021-2022 2023 - Operating 2023 - Spectrum 2023 - Total change from 2021-2023	2,341,066.21	<b>7</b>	2,500,525.45 551.00 720.00 42.00 762.00 31% \$ 665.00 \$ 45.00 \$ 710.00		1,843,369.55 811.00 1,060.00 42.00 1,102.00 31% \$ 980.00 \$ 45.00 \$ 1,025.00		1,879,409.05 1,102.00 1,441.00 42.00 1,483.00 31% \$ 1,331.00 \$ 45.00 \$ 1,376.00 -7%	1,781.0 84.0 1,865.0 \$ 1,645.00 \$ 90.00 \$ 1,735.00
2022 - Operating 2022 - Spectrum 2022 - Total change from 2021-2022 2023 - Operating 2023 - Spectrum 2023 - Total	2,341,066.21	<b>7</b>	2,500,525.45 551.00 720.00 42.00 762.00 31% \$ 665.00 \$ 45.00 \$ 710.00		1,843,369.55 811.00 1,060.00 42.00 1,102.00 31% \$ 980.00 \$ 45.00 \$ 1,025.00		1,879,409.05 1,102.00 1,441.00 42.00 1,483.00 31% \$ 1,331.00 \$ 45.00 \$ 1,376.00	1,781.0 84.0 1,865.0 \$ 1,645.00 \$ 90.00 \$ 1,735.00

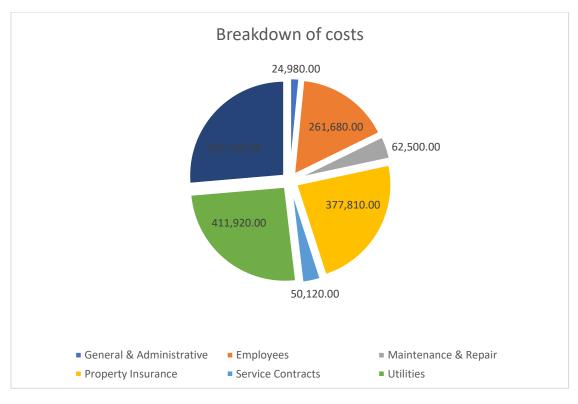
## Bayshore Club Management Association 2023 Proposed Annual Budget

Summary: A partially funded reserve budget will result in an ~15% in monthly assessments for 2023.

	1 Bdr		2Bdr		3B	dr		Pe	enthouse	
2023 - Operating	\$434.00		\$ 640.00		\$	869.00		\$	1,074.00	
2022 - Operating	\$ 375.00		\$ 551.00		\$	749.00		\$	926.00	
Change in Operating	\$ 59.00	16%	\$ 89.00	16%	\$	120.00	16%	\$	148.00	16%
Change in Spectrum	\$ 3.00	7%	\$ 3.00	7%	\$	3.00	7%	\$	6.00	6%
Change in Reserves	\$-	0%	\$-	0%	\$	-	0%	\$	-	0%
Total Monthly increase	\$ 62.00	15%	\$ 92.00	16%	\$	123.00	16%	\$	154.00	15%
Total Annual increase	\$ 744.00		\$1,104.00		\$1	,476.00		\$	1,848.00	

The budget process: Multiple budget sessions were held over several weeks and all unit owners were invited to participate. 37 owners plus BCMA manager and several Board members participated in the sessions. The initial 2023 budget was assembled by the Board Treasurer using forecasted (actual Jan – Aug + budgeted Sep – Dec) 2022 values and review and input from the Association manager.

The distribution of our annual budget is broken down as follows:



## **Operating Budget:**

		2022 Forecast *	2022 Final Budget	2023 Proposed	2022 Forecast vs 2023 Budget	% change from 2022 Forecas
Ordi	nary Income/Expense					
	Income					
	Operating Account Receipts					
	4010 · Operating Assessments	827,635.08	827,681.45	1,028,170.00	110,534.92	12.0
	Insurance assessment	90,000.00				
	4070 · Cable & Internet Revenue	107,037.00	107,415.00	114,360.00	7,323.00	6.8
	4020 · Laundry Revenue	19,738.54	24,000.00	18,000.00	-1,738.54	-8.8
	4030 · Party Room Revenue	375.00	600.00	320.00	-55.00	-14.7
	4040 · Locker Revenue (after tax)	18,932.70	19,606.32	19,560.00	627.30	3.3
	4050 · Late Fee Revenue	2,295.00	2,400.00	2,000.00	-295.00	-12.9
	4061 · Administrative Fees	14,820.00	7,550.00	6,600.00	-8,220.00	-55.5
	4062 · Background Check Receipts	442.00	875.00	0.00	-442.00	-100.0
	4063 · Interview Receipts		0.00	0.00	0.00	
	Total Income	1,081,275.32	990,127.77	1,189,010.00	107,734.68	10.0
	Operating Expenses					
	Total General & Administrative	23,363.86	24,862.00	24,980.00	1,616.14	6.9
	Total Employees	254,218.09	254,688.83	261,680.00	7,461.91	2.9
	Total Maintenance & Repair	52,210.22	64,500.00	62,500.00	10,289.78	19.7
	Total Property Insurance	318,048.00	246,503.54	377,810.00	59,762.00	18.8
	Total Service Contracts	48,725.19	47,770.00	50,120.00	1,394.81	2.9
	Total Utilities	390,335.78	351,803.40	411,920.00	21,584.23	5.5
	Total Operating Expenses	1,086,901.14	990,127.77	1,189,010.00	102,108.87	9.4
	Total Reserve Receipts	425,500.00	425,500.00	425,500.00	0.00	0.0
Netl	Income	-5,625.82	0.00	0.00		0.0

The 4 most significant portions of our budget are reserves, utilities, insurance and employee costs. Those 4 areas make up 91% of our total annual fees.

- Reserves No increase proposed (see additional detail below).
- Utilities 2022 saw sharp increases in utilities from our largest provider (City of Daytona Beach) and while the increases for 2023 are not expected to be as sharp as they were in 2022, they are expected to continue to rise.
- Insurance This is another area that we continue to face sharp increases (as evidenced by the required assessment to cover the 2022 increase). There is no current mitigation for these increases.
- Salary costs We have continued to retain our staff in a very challenging job market so the 3% increase is deemed appropriate and modest.

		2022 Forecast *	2022 Final Budget	2023 Proposed	Comments
Ordinary Income/Expens	e				
Income					
Operating Ac	count Receipts				
4010 · Op	erating Assessments	827,635.08	827,681.45	1,028,170.00	Amount required to balance budget
Insur	ance assessment	90,000.00			
4070 · Ca	ble & Internet Revenue	107,037.00	107,415.00	114,360.00	
4020 · La	undry Revenue	19,738.54	24,000.00	18,000.00	
	ty Room Revenue	375.00	600.00	320.00	
4040 · Lo	cker Revenue (after tax)	18,932.70	19,606.32	19,560.00	
	e Fee Revenue	2,295.00	2,400.00	2,000.00	
4061 · Ad	ministrative Fees	14,820.00	7,550.00	6,600.00	
4062 · Ba	kground Check Receipts	442.00	875.00	0.00	_
	erview Receipts		0.00	0.00	assumes 2 sales + 2 leases
	ng Account Receipts	1,081,275.32	990.127.77	1,189,010.00	
	ng Account Necelpts	1,081,275.32	990,127.77		
Total Income		1,081,275.32	990,127.77	1,189,010.00	
Orace Dist		4 004 077 00	000 (07 75	4 400 6 40 65	
Gross Profit		1,081,275.32	990,127.77	1,189,010.00	
Expense					
Operating Ex					
	& Administrative				
	Accounting/Annual Audit	7,100.00	8,000.00	8,000.00	
6025	Postage	539.03	300.00	1,000.00	
6030	Legal & Professional	3,666.00	6,500.00	5,000.00	
6040	Other Expenses				
6041	Computer Equip & Supplies	52.00	154.00	150.00	
6042	Computer Repair & Service	678.85	209.00	500.00	
6043	Computer Software & Web S	<b>S</b> 0.00	0.00	0.00	
6053	Background Check	1,347.00	809.00	700.00	
6055	Association Admin	464.71	875.00	880.00	
6060	Bank Service Charges	120.00	100.00	100.00	
6085	Appraisal Fee	0.00			
6090	Division Fee				
6100	Bad Debt Expense	1,458.00	2,500.00	2,500.00	
6105	Office Supplies & Toner	6,376.81	3,500.00	4,500.00	
	Reserve Study	0.00	1,600.00	0.00	
	Licensing, Certifications, Ed	ι 1,561.46	165.00	1,500.00	
	Tax Return	0.00	150.00	150.00	
	eral & Administrative	23,363.86	24,862.00	24,980.00	
Employee		20,000.00	27,002.00	27,000.00	
	Salary & Wages	217,860.51	219,520.00	225,870.00	
		1 C.U00, 11 2	219,020.00	223,070.00	
	Travel Expense				
	Maintenance	47 704 07	47.000.00	40.470.00	
	Payroll Taxes	17,781.37	17,688.33	18,170.00	
	Misc. Employee Benefit	11,790.07	11,700.00	11,700.00	
	Workers Comp	6,786.14	5,780.50	5,940.00	
	Temp Service Cost				
Total Em		254,218.09	254,688.83	261,680.00	
	nce & Repair				
6320	Pool Mtnc & Supplies	10,404.48	8,100.00	11,500.00	~10% increase over 2022 forecast
6330	Grounds & Landscaping	5,707.02	9,800.00	9,800.00	
6335	Plumbing Maint	6,019.84	10,500.00	10,500.00	
6340	HVAC Maint & repair	437.00	700.00	700.00	
6341	Annual Carpet & Tile Cing		0.00	0.00	
6350	Hskp Janitorial Supplies	6,863.27	8,000.00	7,000.00	
6360	General Maintenance	19,826.04	21,400.00	20,000.00	
6361	Owner Unit Repairs due to A	SSOC			
	Elevator Repair (non covered		6,000.00	3,000.00	
	enance & Repair - Other	,			

		2022 Forecast *	2022 Final Budget	2023 Proposed	Comments
	Property Insurance				
	6540 · Property/Wind	242,436.50	153,977.99	290,920.00	Assumes 20% increase
	6550 · Flood	46,462.00	57,555.20	54,830.00	Assumes 18% increase per M Moore
	6560 · General Liability/Others	29,149.50	34,970.35	32,060.00	Assumes 10% increase
	Total Property Insurance	318,048.00	246,503.54	377,810.00	
	Service Contracts				
	6260 · Elevator Maintenance	22,131.96	21,518.64	23,660.00	Assumes fixed amounts with 5% increase
	6270 · Pest Control Interior	3,387.16	3,387.96	3,450.00	Assumes fixed amounts with no increases
	6275 · Housekeeping Contract				
	6290 · Emergency Generator	1,662.00	1,300.00	1,650.00	Assumes fixed amounts with no increases
	6295 · Fire Equip & Pump Inspct	2,547.02	1,300.00	2,000.00	Assumes fixed amounts with no increases
	6296 · Fire Extinguisher Annual	Cer 500.00	1,500.00	1,500.00	Assumes fixed amounts with no increases
					Assumes fixed amounts with increase to
	6297 · Lawn Maintenance Servic		10,800.00	13,200.00	\$1,100.00
	6298 · Lawn Treatment Service	2,755.00	3,306.00	0.00	Discontinue due to increase
	6299 · Soft Water Steam General		420.00	420.00	Assumes fixed amounts with no increases
	6300 · Postage Meter Lease	703.05	703.16	700.00	Assumes fixed amounts with no increases
	6301 · Copier Lease	4,012.00	3,534.24	3,540.00	Assumes fixed amounts with no increases
	Total Service Contracts	48,725.19	47,770.00	50,120.00	
	Utilities				
	6485 · Natural Gas	22,701.06	28,000.00	28,000.00	assumes 7 months of \$4k/month
	6425 · Cable & Internet	108,915.78	107,415.00	114,360.00	assumes 5% increase
	6420 · Phone & Entrance Directo	ry 5,842.35	4,988.40	4,990.00	Based on current lines and contract
	6430 · Electric	59,068.56	52,300.00	61,730.00	Assumes 4.5% increase per CODB
	6440 · Water	50,983.53	29,500.00	53,280.00	
	6442 · Fireline	1,485.86	1,040.00	1,560.00	Assumes 4.5% increase per CODB
	6445 · Sewer	55,277.33	41,700.00	57,770.00	Assumes 4.5% increase per CODB
	6448 · Stormwater	29,291.76	32,300.00	30,610.00	Assumes 4.5% increase per CODB
	6450 · Garbage	31,342.62	32,000.00	32,760.00	Assumes 4.5% increase per CODB
	6455 · Landfill	11,190.60	11,100.00	11,700.00	Assumes 4.5% increase per CODB
	6460 · Recycling	5,318.28	5,300.00	5,560.00	Assumes 4.5% increase per CODB
	6470 · Generator Fuel	0.00	200.00	200.00	
	6480 · Gas for Mowing	37.50	110.00	110.00	
	6490 · Utility Taxes and Surcharg	ges 6,665.81	4,100.00	6,970.00	Assumes 4.5% increase per CODB
	6491 · Solid Waste Fuel Adjustm	ent 2,214.75	1,750.00	2,320.00	Assumes 4.5% increase per CODB
	Total Utilities	390,335.78	351,803.40	411,920.00	
	Total Operating Expenses	1,086,901.14	990,127.77	1,189,010.00	
				, ,	
Tota	I Expense	1,086,901.14	990,127.77	1,189,010.00	
Net Ordinary		-5,625.82	0.00	0.00	
Other Incom		0,020.02	0.00	0.00	
Other Incom					
	erve Receipts 5000 · Reserve Assessment	425 500 00	125 500 00	125 500 00	
		425,500.00	425,500.00	425,500.00	
	I Reserve Receipts	425,500.00	425,500.00	425,500.00	
Tota		425,500.00	425,500.00	425,500.00	
Tota Total Oth	ner Income				
Tota Total Oth Other Ex	pense				
Tota Total Oth Other Ex 5060	pense • Reserve Expense	425,500.00	425,500.00	425,500.00	
Tota Total Oth Other Ex 5060	pense	425,500.00 425,500.00	425,500.00 425,500.00	425,500.00 425,500.00	
Total Other Ex 5060 Total Other	rpense • Reserve Expense her Expense				
Tota Total Oth Other Ex 5060	rpense • Reserve Expense her Expense	425,500.00	425,500.00	425,500.00	
Total Other Ex 5060 Total Other Ex 5060 Total Other Income	rpense • Reserve Expense her Expense	425,500.00 0.00	425,500.00 0.00	425,500.00 0.00	

## **Reserve Budget:**

With the completion of the elevator modernization, fully funded reserves decreased slightly from 2022. However, considering pending requirements to increase fire protection and the as yet to be fully determined requirements for inspection and mitigation due to the fallout from the Sunrise, FL disaster, no one could rationalize decreasing the annual amount that we set aside for reserves.

	2021 Budget	2022 Budgeted Contributions	2023 Suggested Contributions	Recommended Full funding extrapolated fom Reserve Study dated 2/26/2021	
eserve Account Analysis					
3010 · Roof Replacement	20,000.00	20,000.00	44,000.00	42,000.00	
3020 · Painting & Waterproofing	21,000.00	71,000.00	150,000.00	176,992.00	Building for re-paint in 2024
3030 · Paving	0.00	0.00	0.00	734.00	
3040 · Decorating	50,000.00	50,000.00	5,500.00	61,349.00	
3050 · Tennis & Shuffleboard Courts	0.00	0.00	0.00	1,567.00	
3060 · Heating & A/C	2,000.00	5,000.00	7,000.00	16,484.78	
3070 · Pool	1,000.00	9,000.00	9,000.00	15,972.00	
3080 · Pumps Water/Sewer	50,000.00	50,000.00	30,000.00	51,424.00	
3090 · Common Area Glass & Door	80,000.00	69,500.00	0.00	90,194.14	
3100 · Elevators	99,000.00	49,000.00	5,000.00	21,739.00	
3110 · Safety & Security	25,000.00	25,000.00	50,000.00	291,907.00	Assumes that need for add'I life safety issues will accelerate need
3120 · Equipment	11,500.00	8,000.00	4,000.00	7,677.00	
3140. • Structural Repair.	20,000.00	20,000.00	25,000.00	145,477.00	Increases to align with painting funding
3150 · Landscaping	1,000.00	2,000.00	1,000.00	8,128.00	
3160 · Gen Deferred Maint & Cap	15,000.00	15,000.00	65,000.00	181,257.00	Electrical engineer
3180 · Garage Renovation	30,000.00	30,000.00	25,000.00	29,593.29	Increased due to cost o work completed in 2021
3190 · Interest	0.00	0.00			
3191 · Other	0.00	2,000.00	5,000.00	56,041.00	
Total Special Assessment - 2017-2					
	425,500.00	425,500.00	425,500.00	1,198,536.21	
			36%		

As with every year, owners will be asked to vote **"Yes"** for a partially (36%) funded reserve. For review and consideration, the "full" funding is provided for comparison. Full funding is always an estimate that contains many assumptions regarding useful life and replacement cost.