

Tradition Community Association, Inc.
2023 Proposed Budget for the period of
January 1, 2023 through December 31, 2023

Description	2022 Approved	2023 Proposed	Comments
Assessments Effective January 1, 2023			
Revenues			
400100 Maintenance Fees	1,548,527	1,754,264	Aggregate MF Revenue based on operations
400108 Contra Revenue - Bad Debt	(24,000)	(12,000)	Assumes realizing current delinquency (DQ Analysis)
400400 Late Fees	48,000	42,000	Based on YTD Actuals - Less 25% for lower Delinquency
400840 Event Income	132,000	180,000	Event Revenue from Tickets, etc.
401110 Interest Income - Collections	12,000	7,200	Decrease based on reduction in DQ Accounts
1202.75 Bank Interest Income	1,800	2,100	Based on YTD Actuals - Less 15%
420111 DRC Review Fees	54,086	21,600	Reduction based on forecasted applications
420112 Architectural Fees -	0	0	DRC Deposits
420150 Cable/Internet/Alarm Reimbursement	10,621,872	11,958,984	No increase 2023 - occupied homes increased count
420180 Prior Year Surplus	180,000	0	Removed
Total Revenues	12,574,285	13,954,148	
Administrative Expenses			
520110 Printing & Postage	57,500	44,708	Annual Meeting, Budget Meeting, Coupons(Digital)
520119 Office Expenses	42,000	54,000	Office Supplies, Equipment, Fees, CCTV
520124 Office Equipment - Lease	5,904	6,180	Copier - \$525 p/month, + \$300 annual prop taxes
520131 Web Site	2,340	2,340	Price per contract
530100 Audit / Tax Preparation	7,608	7,608	Audit \$7,250 + \$350 Tax Filing
530110 Legal - General Matters	42,000	42,000	Based on YTD Actuals
530111 Legal - Collection Matters	4,800	2,400	BK & Foreclosure Monitoring
540110 Dues, Licenses & Subscriptions	2,028	2,028	Annual Business License and IWF License, registrations
Total Administrative Expenses	164,180	161,264	
Insurance			
510100 Insurance	114,732	150,840	Anticipated 20% increase per Agent, for all policies
Total Insurance	114,732	150,840	
Contract Services			
555100 Office Personnel	274,721	281,712	Staffing and coverages
555200 Maintenance Personnel	45,984	66,732	Porter
555705 Security Patrol	42,648	27,924	Reduction due to patrol locations
600000 Management Service Contract	132,132	149,304	Based on Contract terms
700100 Lawn Maintenance	219,396	230,496	Amount = to 18.8% of total contract
700132 Landscape Extras	20,400	20,400	Annuals, mulching, general additions
700210 Tree Trimming	66,000	66,000	Shared with CDD
701000 Irrigation Contract	2,400	2,400	Based on component age - Not covered by contracts
702150 Holiday Decorations Contract	78,000	84,000	July 4, Holiday Decorations, New Year's Eve
707040 Janitorial Contract	43,200	43,200	Based on 7 days a week 2x per day, T Hall 3x a week
712500 IWF Maintenance Contract	8,220	8,220	Based on actual costs IWF operational
713019 Events	471,600	393,000	Town Square and Town Hall Events
Total Contract Services	1,404,701	1,373,388	
Repairs & Maintenance			
702000 Misc Operations, Repair	60,000	78,000	General Maintenance replacements & Repairs
702010 Supplies	48,000	30,000	Based on 12 month actuals
702015 Repairs & Maintenance - Dog Park	4,800	2,400	Dog Park enhancements & repairs
702026 Street & Gutter Repair & Cleaning	18,000	36,000	Based on 12 month actuals
702065 Repairs & Maintenance - Equipment	2,400	2,400	Based on 12 month actuals
702072 Repairs & Maintenance - Plumbing	1,200	1,200	No Change

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Repairs & Maintenance - Continued

702080	Repairs & Maintenance Street Lights	6,000	14,400	Based on YTD Actuals
702110	Signage	12,000	12,000	Replacements & New signage as needed
702178	Pest Control	7,200	7,332	Town Hall, Restrooms and Office
702402	Painting	4,800	4,800	Based on YTD Actuals
703000	IWF Maintenance	1,200	24,000	Non-Warranty repairs & renovate cool deck
713443	Flags	3,000	3,000	Flags & Banners
	Total Repairs & Maintenance	179,400	215,532	

Utilities

705010	Electricity	36,000	37,380	Based on YTD Actuals + FPL increase minimum 1.5%
705030	Water & Sewer	18,000	12,000	IWF operational
705042	Irrigation Water Supply	23,400	22,800	No Anticipated Change
705050	Cable, Internet & Alarm (Pass Thru)	10,621,872	11,958,984	No increase 2023 - occupied homes increased count
705060	Trash Removal	10,800	20,640	New City Provider + 500 p/m event dumpsters
705070	Telephone	1,200	1,320	Phones
	Total Utilities	10,711,272	12,053,124	

Total Expenses

12,574,285	13,954,148
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Net Income (Loss)

0	0
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Tradition Community Association, Inc. Proposed Maintenance Assessments Effective January 1, 2023	2022 Approved	2023 Proposed
Budget Expenses less Bluestream Passthru	\$ 1,952,413.00	\$ 1,995,164.00
Less All other Income Sources	\$ 403,286.00	\$ 240,900.00
Required Assessment Revenue	<u>\$ 1,549,127.00</u>	<u>\$ 1,754,264.00</u>
Total Unit Count		
Builder Lots	788	781
Residents	5100	5742
TOTAL	<u>5888</u>	<u>6523</u>
2023 Monthly Assessment = (Revenue ÷ Units ÷ 12 months)	\$ 21.93	\$ 22.42
Annual Bluestream Pass Through - Monthly Amount	\$ 173.56	\$ 173.56
TOTAL 2023 Monthly Assessment w/ Pass Through	<u>\$ 195.49</u>	<u>\$ 195.98</u>