

Sea Winds Townhouse Condo
2023 Budget

Account		2022 Budget	12-month Actual	2023 Budget				
Description								
INCOME:								
04005	Maintenance Fees	356,843.00	356,795.40	356,796.00				
04010	Late Fees	150.00	136.56					
04020	Legal Fee Reimbursement	3,000.00	362.00					
04025	Violations	0.00	900.00	500.00				
04040	Interest Income - Reserves	60.00	125.00	80.00				
04042	Interest Income - Deferred	50.00	43.06	25.00				
04043	Interest Income - Operating	60.00	15.00	20.00				
04050	Seawinds II CAM Charges	6,000.00	6,000.00	6,000.00				
04070	Miscellaneous Income	0.00	0.00					
04075	Pet Registration Fee	200.00	100.00	100.00				
04130	MSA Reimbursement	600.00	0.00	600.00				
04140	Working Capital Contribution	3,650.00	0.00					
04999	Carryover/Surplus	92,041.27	92,191.00	92,191.27				
	Subtotal Income	462,654.27	456,668.02	456,312.27				
EXPENSES:								
Administrative								
05001	Management Fees	23,235.00	24,183.42	24,500.04				
05010	Federal & State Registration	31.00	60.50	100.00				
05020	Office Expenses	500.00	2,033.22	2,000.00				
05050	Bad Debt	500.00	500.00	500.00				
	Administrative	24,266.00	26,777.14	27,100.04				
Legal & Professional								
06000	Accounting & Auditing	4,750.00	4,750.00	4,800.00	audit			
06010	Legal Fees - General	7,000.00	4,855.00	6,000.00	By law ammendment..electronic voting			
06020	Legal Fees - Collection	3,000.00	281.00	1,000.00				
06032	Meeting Expenses	500.00						
	Reserve Study			3,600.00				
	Legal & Professional	15,250.00	9,886.00	15,400.00				
Insurance								
07001	Insurance - Crime	875.00	811.43	950.00				
07002	Insurnace - D&O	5,100.00	4,951.53	5,000.00				
07003	Insurance - Umbrella	1,550.00	2,125.00	2,200.00				
07004	Insurance - Workman's Comp	1,055.00	1,055.00	1,200.00				
07005	Insurance - Commercial Packag	40,300.00	42,507.00	44,000.00				
07006	Insurance - Flood	68,000.00	59,925.00	60,000.00				
07008	Insurance - Wind	25,000.00	25,255.70	24,051.00				
	Insurance	141,880.00	136,630.66	137,401.00				

Irrigation Maintenance							
08005	Irrigation - Contract	1,000.00	2,234.04	2,500.00			
08010	Irrigation - Labor & Other	1,000.00	776.00	1,000.00			
	Irrigation Maintenance	2,000.00	3,010.04	3,500.00			
Building							
08020	Pest Control	2,500.00	1,828.00	1,000.00			
08025	General Repairs & Maint.	14,000.00	9,011.00	8,500.00			
	Building	16,500.00	10,839.00	9,500.00			
Amenities							
08700	City Permits & Registration	150.00	35.00	100.00			
08780	Cleaning Pool Bathrooms	2,250.00	682.76	1,800.00			
08795	Winterize Pool House	500.00	500.00	500.00			
08830	Pool Contract	16,000.00	15,432.00	13,500.00			
08834	Pool Repairs & Maint.	3,500.00	13,155.00	5,000.00			
	Amenities	22,400.00	29,804.76	20,900.00			
Grounds							
08900	Landscaping - Contract	24,550.00	24,550.41	28,000.00			
08910	Landscaping - Other	10,000.00	14,955.00	18,000.00			
08920	Snow Removal	20,000.00	11,245.00	15,000.00			
	Grounds	54,550.00	50,750.41	61,000.00			
Utilities							
08950	Electric - Common	1,200.00	2,413.99	2,200.00			
08955	Electric - Street Lighting	1,800.00	613.64	500.00			
08960	Water - Common	3,500.00	3,188.34	2,500.00			
08968	Water - Irrigation	8,200.00	9,336.20	9,000.00			
08990	Telephones	500.00	434.96	500.00			
	Utilities	15,200.00	15,987.13	14,700.00			
Reserve Funding							
09020	Deferred Maint. Funding	13,000.00	13,000.00	13,000.00			
09025	Interest Allocated to Def.	50.00	43.08	25.00			
09040	Capital Reserve Funding	65,457.00	65,457.00	115,457.00	Includes \$50,000.00 from surplus		
09042	Interest Allocated to Res.	60.00	125.97	80.00			
	Reserve Funding	78,567.00	78,626.05	128,562.00			
	TOTAL EXPENSES	370,613.00	362,311.19	418,063.04			
	Current Year Net Income/(loss)	92,041.27	94,356.83	38,249.23			
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Projected Capital Projects							
	Tennis Court Restoration		\$16,000.00	\$16,000.00			
	Bathroom Renovation		\$5,000.00	\$5,000.00			
	Cat System		\$4,700.00	\$4,700.00			
	Pool Coping		\$3,200.00	\$3,200.00			
	Pool furniture		\$10,000.00	\$10,000.00			
				\$38,900.00			