

Sea Winds Townhouse Condo
2024 Budget

Account	Description	2022	12-month	2023	Actual	2024		
		Budget	Actual	Budget	2023	Budget		
INCOME:						3.4% increase		
04005	Maintenance Fees	356,843.00	356,795.40	356,796.00	\$356,796.00	\$368,927.00		
04010	Late Fees	150.00	136.56			\$0.00		
04020	Legal Fee Reimbursement	3,000.00	362.00			\$0.00		
04025	Violations	0.00	900.00	500.00		\$0.00		
04040	Interest Income - Reserves	60.00	10,200.00					
04042	Interest Income - Deferred	50.00	43.06	25.00		\$0.00		
04043	Interest Income - Operating	60.00	15.00	20.00		\$0.00		
04050	Seawinds II CAM Charges	6,000.00	6,000.00	6,000.00	\$6,000.00	\$6,000.00		
04070	Miscellaneous Income	0.00	0.00			\$0.00		
04075	Pet Registration Fee	200.00	100.00	100.00		\$0.00		
04130	MSA Reimbursement	600.00	0.00	600.00	\$600.00	\$600.00		
04140	Working Capital Contribution	3,650.00	0.00	1,350.00	\$2,688.00			
04999	Carryover/Surplus	92,041.27	92,191.00	92,191.27	\$42,191.00			
	Subtotal Income	462,654.27	466,743.02	457,582.27	\$408,275.00	\$375,527.00		
EXPENSES:								
Administrative								
05001	Management Fees	23,235.00	24,183.42	24,500.04	\$24,500.00	\$24,000.00		
05010	Federal & State Registration	31.00	60.50	100.00	\$100.00	\$100.00		
05020	Office Expenses	500.00	2,033.22	2,000.00		\$500.00		
05050	Bad Debt	500.00	500.00	500.00				
	Administrative	24,266.00	26,777.14	27,100.04	\$24,600.00	\$24,600.00		
Legal & Professional								
06000	Accounting & Auditing	4,750.00	4,750.00	4,800.00	\$4,600.00	\$4,600.00		
06010	Legal Fees - General	7,000.00	4,855.00	6,000.00	\$5,800.00	\$6,000.00		
06020	Legal Fees - Collection	3,000.00	281.00	1,000.00		\$1,000.00		
06032	Meeting Expenses	500.00		600.00	\$600.00	\$600.00		
	Legal & Professional	15,250.00	9,886.00	12,400.00	\$11,000.00	\$12,200.00		
Insurance								
07001	Insurance - Crime	875.00	811.43	950.00	\$812.00	\$812.00		
07002	Insurance - D&O	5,100.00	4,951.53	5,000.00	\$1,885.00	\$1,876.00		
07003	Insurance - Umbrella	1,550.00	2,125.00	2,200.00	\$3,075.00	\$3,075.00		
07004	Insurance - Workman's Comp	1,055.00	1,055.00	1,200.00	\$1,055.00	\$1,200.00		
07005	Insurance - Commercial Packag	40,300.00	42,507.00	44,000.00	\$42,508.00	\$44,000.00		
07006	Insurance - Flood	68,000.00	59,925.00	63,099.00	\$70,417.00	\$70,417.00		
	Insurance	116,880.00	111,374.96	116,449.00	\$119,752.00	\$121,380.00		

Irrigation Maintenance								
08005	Irrigation - Contract	1,000.00	2,234.04	2,500.00	\$1,100.00	\$2,500.00		
08010	Irrigation - Labor & Other	1,000.00	776.00	1,000.00	\$3,618.00	\$1,000.00		
	Irrigation Maintenance	2,000.00	3,010.04	3,500.00	\$4,718.00	\$3,500.00		
Building								
08020	Pest Control	2,500.00	1,828.00	1,000.00		\$500.00		
08025	General Repairs & Maint.	14,000.00	9,011.00	8,500.00	\$4,500.00	\$10,500.00		
	Trees				\$1,200.00	\$600.00		
	Bathroom Renovation			5,500.00		\$5,500.00		
	Plumbing				\$775.00			
	Building	16,500.00	10,839.00	9,500.00	\$11,975.00	\$11,600.00		
Amenities								
08700	City Permits & Registration	150.00	35.00	100.00	\$100.00	\$100.00		
08780	Cleaning Pool Bathrooms	2,250.00	682.76	1,800.00	\$1,800.00	\$1,800.00		
08795	Winterize Pool House	500.00	500.00	500.00	\$1,000.00	\$900.00		
08830	Pool Contract	16,000.00	15,432.00	13,500.00	\$13,500.00	\$14,000.00		
08834	Pool Repairs & Maint.	3,500.00	13,155.00	5,000.00	\$5,500.00	\$5,000.00		
	Amenities	22,400.00	29,804.76	20,900.00	\$21,900.00	\$21,800.00		
Grounds								
08900	Landscaping - Contract	24,550.00	24,550.41	28,000.00	\$28,000.00	\$28,000.00		
08910	Landscaping - Other	10,000.00	14,955.00	18,000.00	\$28,937.00	\$16,000.00		
08920	Snow Removal	20,000.00	11,245.00	15,000.00	\$1,500.00	\$13,500.00		
	Grounds	54,550.00	50,750.41	61,000.00	\$58,437.00	\$57,500.00		
Utilities								
08950	Electric - Common	1,200.00	2,413.99	2,200.00	\$823.00	\$1,200.00		
08955	Electric - Pool	1,800.00	613.64	500.00	\$1,362.00	\$1,200.00		
08960	Water - Pool	3,500.00	3,188.34	2,500.00	\$1,971.00	\$1,500.00		
08968	Water - Irrigation	8,200.00	9,336.20	9,000.00	\$5,431.00	\$5,500.00		
	Water - Hydrp				\$5,816.00	\$5,900.00		
08990	Telephones	500.00	434.96	500.00				
	wifi				\$1,332.00	\$1,332.00		
	Utilities	15,200.00	15,987.13	14,700.00	\$16,735.00	\$16,632.00		
Reserve Funding								
09020	Deferred Maint. Funding	13,000.00	13,000.00	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	\$65,457.00	\$65,457.00	\$19,500 SW2 Contrib.	
09042	Interest Allocated to Res.	60.00	125.97				\$15,000 2024 Interest	
	Surplus Rollover				\$50,000.00			
	Reserve Funding	78,567.00	78,626.05	128,482.00	\$128,457.00	\$78,457.00		
Entertainment								
	Pool Party					\$2,000.00		
	TOTAL EXPENSES	345,613.00	337,055.49	394,031.04	\$401,074.00	\$349,669.00		
	Current Year Net Income/(loss)	117,041.27	129,687.53	63,551.23	\$10,701.00	\$25,858.00		
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Completed Projects 2023								
	Tennis Court Restoration			\$16,000.00	\$18,250.00	deferred		
	Bathroom Renovation			\$5,000.00	\$5,500.00	surplus		
	Cat System			\$4,700.00	\$3,741.00	cap ex		
	Pool Painting			\$3,200.00	\$5,550.00	surplus		
	Pool furniture			\$10,000.00	\$18,564.00	cap ex		
	Pool Powerwashing			\$500.00	\$500.00	operating		
				\$39,400.00	\$52,105.00			
14 Roof Repairs completed 2023(Reserves)/Pool Electrical Panel(deferred), both to be paid in 2024								

[illegible]

