

SEA VIEW VILLAS HOMEOWNERS ASSOCIATION
2015 OPERATING BUDGET - Final (11.30.14)

	2015 Budget DRAFT	2015 per month	2015 per unit per month
Income			
Monthly Assessments	302,940.00	25,245.00	765.00
Reserve Assessments			
Special Assessments	-	-	-
Deferred Maint Assessment			
Interest Income	100.00	8.33	0.25
Key Income	50.00	4.17	0.13
Late Fee Income	640.00	53.33	1.62
Move In Fees		-	-
Other Income			
Total Income	303,730.00	25,310.83	766.99
Reimbursable costs			
Administrative & Insurance			
Accounting & Audit	2,210.00	184.17	5.58
Bank Service Charges	10.00	0.83	0.03
General & Administrative		-	-
General Insurance	16,835.84	1,402.99	42.51
Legal Fees	7,000.00	583.33	17.68
Licenses & Permits	550.00	45.83	1.39
Locks & Keys	50.00	4.17	0.13
Management Fee Extras	360.00	30.00	0.91
Miscellaneous Expense	30.00	2.50	0.08
Miscellaneous Supplies	240.00	20.00	0.61
Office Supplies & Expense	1,200.00	100.00	3.03
Postage	300.00	25.00	0.76
Reserve Study	-	-	-
Federal Income Tax	55.00	4.58	0.14
State Income Tax	30.00	2.50	0.08
Total Administrative & Insurance	28,870.84	2,405.90	72.91
Monthly Contract Services			
Boiler Service Contract	650.00	54.17	1.64
Elevator Maintenance Contract	2,443.82	203.65	6.17
Janitorial Service Contract	6,720.00	560.00	16.97
Landscaping Contract	7,800.00	650.00	19.70
Management Contract	8,640.00	720.00	21.82
Pest Control Contract	1,680.00	140.00	4.24
Pool/Spa Service Contract	2,000.00	166.67	5.05
Termite Control Contract	1,650.00	137.50	4.17
Trash Service Contract	6,142.92	511.91	15.51
Total Monthly Contract Services	37,726.74	3,143.89	95.27
Repairs & Maintenance			
Boiler Repairs	1,800.00	150.00	4.55
Electrical Repairs	2,500.00	208.33	6.31
Elevator Repairs	200.00	16.67	0.51
Furniture/Equipment Repairs	125.00	10.42	0.32
Landscaping Extras	1,000.00	83.33	2.53
Metal Repairs	125.00	10.42	0.32
Misc. Repairs & Maintenance	500.00	41.67	1.26
Painting Repairs & Upkeep	500.00	41.67	1.26
Plumbing Repairs	2,400.00	200.00	6.06
Pool/Spa Repairs & Extras	2,500.00	208.33	6.31
Pressure Washing Service	100.00	8.33	0.25
Roof Repairs	-	-	-
Security & Fire System Repairs	1,725.00	143.75	4.36
Security Gate Repairs	200.00	16.67	0.51
Stucco Repairs	650.00	54.17	1.64
Tree Trimming Service	1,755.00	146.25	4.43
Wood Repairs	700.00	58.33	1.77
Total Repairs & Maintenance	16,780.00	1,398.33	42.37
Utilities			
Electricity	12,000.00	1,000.00	30.30
Natural Gas	18,660.00	1,555.00	47.12
Telephone/Intercom	2,200.00	183.33	5.56
Water & Sewer	15,988.78	1,332.40	40.38
Total Utilities	48,848.78	4,070.73	123.36
TOTAL OPERATING EXPENSES	132,226.36	11,018.86	333.90
Net Operating Income (1)	171,503.64	14,291.97	433.09
Total Reserve Contributions (2)	171,503.64	14,291.97	433.09
TOTAL EXPENSES Including Reserve Contrib.	303,730.00	25,310.83	766.99
Total Revenue Collected	303,730.00	25,310.83	766.99

Footnotes:

(1) "Net operating income" is the total income less total operating expenses before contributions to the reserve account.

(2) "Total Reserve Contributions" represents the total amounts transferred to the reserve accounts from monthly assessments.