

SEA VIEW VILLAS HOMEOWNERS ASSOCIATION
2018 OPERATING BUDGET

		2016 Budget	2017 Budget	2018 per month	2018 per unit / per month	2018 Budget
Income						
40000	Monthly Assessments	302,940.00	302,940.00	25,245.00	765.00	302,940.00
44000	Interest Income	100.00	100.00	8.33	0.25	100.00
45000	Key Income	150.00	150.00	12.50	0.38	150.00
45500	Late Fee Income	1,000.00	1,000.00	83.33	2.53	1,000.00
49000	Other Income					
	TOTAL INCOME	304,190.00	304,190.00	25,349.16	768.16	304,190.00
Expense						
50000	Reimbursable Costs					
61000	Administrative & Insurance					
61010	Accounting & Audit	2,210.00	2,210.00	188.33	5.71	2,260.00
61015	Bank Service Charges	10.00	10.00	0.83	0.03	10.00
61020	General & Administrative			-	-	
61025	General Insurance	14,746.00	15,159.00	1,278.00	38.73	15,337.00
61035	Legal Fees	5,000.00	5,000.00	416.67	12.63	5,000.00
61040	Licenses & Permits	772.00	772.00	64.33	1.95	772.00
61045	Locks & Keys	50.00	50.00	4.17	0.13	50.00
61050	Management Fee Extras	510.00	510.00	47.92	1.45	575.00
61060	Miscellaneous Expense	30.00	30.00	2.50	0.08	30.00
61065	Miscellaneous Supplies	240.00	240.00	20.00	0.61	240.00
61070	Office Supplies & Expense	1,670.00	1,670.00	139.17	4.22	1,670.00
61075	Postage	400.00	400.00	33.33	1.01	400.00
61095	Federal Income Tax	55.00	55.00	-	-	-
61096	State Income Tax	10.00	10.00	0.83	0.03	10.00
	Total Administrative & Insurance	25,703.00	26,116.00	2,196.08	66.55	26,354.00
63000	Monthly Contract Services					
63010	Boiler Service Contract	650.00	600.00	50.00	1.52	600.00
63020	Elevator Maintenance Contract	2,508.34	2,040.00	170.00	5.15	2,040.00
63030	Janitorial Service Contract	7,380.00	7,680.00	640.00	19.39	7,680.00
63040	Landscaping Contract	7,800.00	7,800.00	700.00	21.21	8,400.00
63050	Management Contract	8,640.00	8,640.00	750.00	22.73	9,000.00
63060	Pest Control Contract	1,704.00	1,704.00	140.00	4.24	1,680.00
63065	Pool/Spa Service Contract	2,000.00	2,000.00	166.67	5.05	2,000.00
63080	Termite Control Contract	1,500.00	1,500.00	125.00	3.79	1,500.00
63085	Trash Service Contract	6,322.68	6,322.68	534.75	16.20	6,417.00
	Total Monthly Contract Services	38,505.02	38,286.68	3,276.42	99.29	39,317.00
65000	Repairs & Maintenance					
65010	Boiler Repairs	3,000.00	2,000.00	166.67	5.05	2,000.00
65015	Electrical Repairs	1,500.00	500.00	41.67	1.26	500.00
65020	Elevator Repairs	200.00	1,000.00	83.33	2.53	1,000.00
65025	Furniture/Equipment Repairs	125.00	125.00	10.42	0.32	125.00
65030	Landscaping Extras	1,000.00	2,500.00	208.33	6.31	2,500.00
65035	Metal Repairs	125.00	125.00	10.42	0.32	125.00
65040	Misc. Repairs & Maintenance	500.00	500.00	52.50	1.59	630.00
65045	Painting Repairs & Upkeep	200.00	200.00	100.00	3.03	1,200.00
65050	Plumbing Repairs	3,750.00	3,545.00	333.34	10.10	3,000.00
65055	Pool/Spa Repairs & Extras	4,000.00	3,525.00	250.00	7.58	3,000.00
65060	Pressure Washing Service	100.00	100.00	8.33	0.25	100.00
65065	Roof Repairs	-	-	-	-	-
65070	Security & Fire System Repairs	2,034.00	2,034.00	169.59	5.14	2,035.00
65075	Security Gate Repairs	200.00	200.00	16.67	0.51	200.00
65080	Stucco Repairs	400.00	400.00	33.33	1.01	400.00
65085	Tree Trimming Service	1,755.00	2,000.00	250.00	7.58	3,000.00
65090	Wood Repairs	700.00	500.00	41.66	1.26	500.00
	Total Repairs & Maintenance	19,589.00	19,254.00	1,776.26	53.83	20,315.00
67000	Utilities					
67010	Electricity	12,000.00	12,000.00	916.67	27.78	11,000.00
67020	Natural Gas	18,660.00	18,660.00	1,250.00	37.88	16,000.00
67040	Telephone/Intercom	2,200.00	2,200.00	183.33	5.56	2,200.00
67050	Water & Sewer	15,988.78	15,988.78	1,458.33	44.19	17,500.00
	Total Utilities	48,848.78	48,848.78	3,808.33	115.41	46,700.00
	TOTAL OPERATING EXPENSES	132,645.80	132,505.46	11,057.09	335.07	132,686.00
	NET OPERATING INCOME (Total Income or revenue collected, less total operating expenses BEFORE contributions to the Reserve Account)	171,544.20	171,684.54	14,292.07	433.09	171,504.00
	TOTAL RESERVE CONTRIBUTIONS (Total amounts transferred to the Reserve Account from monthly assessments)	171,504.00	171,504.00	14,292.00	433.09	171,504.00
	TOTAL EXPENSES (Operating Expenses and Reserve Contribution)	304,149.80	304,009.46	25,349.09	768.16	304,190.00