

SEA VIEW VILLAS HOMEOWNERS ASSOCIATION

2023 OPERATING BUDGET

2022_11_30 to owners

		2023 per month May* - Dec	2023 per unit / per month	2023 Budget total 2023
INCOME				
40000	Monthly Assessments	27,027.00	819.00	324,323.92
40001	Monthly Assessments - Cable & Internet Service	2,673.00	81.00	21,384.00
41000	Reserve Assessments			
42000	Special Assessments			
43000	Deferred Maintenance Assessment			
44000	Interest Income	8.33	0.25	99.96
45000	Key Income	12.50	0.38	150.00
45500	Late Fee Income	62.50	1.89	750.00
49000	Other Income			
	Total Income	29,783.33	902.53	346,707.88
OPERATING EXPENSES				
50000	Reimbursable Costs			
	Cable & Internet Service	2,557.27	77.50	20458.16
61000	Administrative & Insurance			
61010	Accounting & Audit	201.17	6.10	2,414.00
61015	Bank Service Charges	0.83	0.03	10.00
61025	General Insurance	1,527.00	46.27	18324.00
61035	Legal Fees	370.83	11.25	4450.00
61040	Licenses & Permits	73.67	2.23	884.00
61045	Locks & Keys	4.17	0.13	50.00
61050	Management Fee Extras	47.92	1.45	575.00
61060	Miscellaneous Expense	2.50	0.08	30.00
61065	Miscellaneous Supplies	20.00	0.61	240.00
61070	Office Supplies & Expense	83.33	2.53	1000.00
61075	Postage	25.00	0.76	300.00
61095	Federal Income Tax			
61096	State Income Tax			
	Total Administrative & Insurance	2,356.42	71.42	28277.00
63000	Monthly Contract Services			
63010	Boiler Service Contract	50.00	1.52	600.00
63020	Elevator Maintenance Contract	192.00	5.82	2304.00
63030	Janitorial Service Contract	650.00	19.70	7800.00
63040	Landscaping Contract	780.00	23.64	9360.00
63050	Management Contract	750.00	22.73	9000.00
63060	Pest Control Contract	140.00	4.24	1680.00
63065	Pool/Spa Service Contract	233.33	7.07	2800.00
63080	Termite Control Contract	125.00	3.79	1500.00
63085	Trash Service Contract	829.81	25.15	9957.72
	Total Monthly Contract Services	3,750.14	113.64	45001.72
65000	Repairs & Maintenance			
65010	Boiler Repairs	166.67	5.05	2000.00
65015	Electrical Repairs	41.67	1.26	500.00
65020	Elevator Repairs	41.67	1.26	500.00
65025	Furniture/Equipment Repairs	10.42	0.32	125.00
65030	Landscaping Extras	83.33	2.53	1000.00
65035	Metal Repairs	8.33	0.25	100.00
65040	Misc. Repairs & Maintenance	16.67	0.51	200.00
65045	Painting Repairs & Upkeep	4.17	0.13	50.00
65050	Plumbing Repairs	116.67	3.54	1400.00
65055	Pool/Spa Repairs & Extras	225.00	6.82	2700.00
65060	Pressure Washing Service			
65065	Roof Repairs			
65070	Security & Fire System Repairs	169.58	5.14	2035.00
65075	Security Gate Repairs	16.67	0.51	200.00
65080	Stucco Repairs			
65085	Tree Trimming Service	163.33	4.95	1960.00
65090	Wood Repairs	16.67	0.51	200.00
	Total Repairs & Maintenance	1,080.85	32.75	12970.00
67000	Utilities			
67010	Electricity	1,362.50	41.29	16350.00
67020	Natural Gas	2,213.33	67.07	26560.00
67040	Telephone/Intercom	2,557.27	85.00	2231.40
67050	Water & Sewer	185.95	5.63	21429.60
	Total Utilities	1,785.80	54.12	66571.00
		8,104.85	253.11	
	TOTAL OPERATING EXPENSES			173277.88
	NET OPERATING INCOME (Total Income or revenue collected, less total operating expenses BEFORE contributions to the Reserve Account)	15,292.26	463.40	173430.00
	TOTAL RESERVE CONTRIBUTIONS (Total amounts transferred to the Reserve Account from monthly assessments)	14,491.07	439.12	171504.00
	TOTAL EXPENSES (Operating Expenses and Reserve Contribution)	14,292.00	433.09	344781.88
		29,584.26	902.53	