

Seaside III at Pelican Sound

16 Units

	2021					2021		2022 Approved Budget	Notes
	Approved Budget	Jan - Sep 21 Actual	Oct Estimate	Nov Estimate	Dec Estimate	Estimated Total	Total		
Income									
4000 · Operating Assessments	84,095	63,173	7,008	7,008	7,008	84,197		89,961	
4005 · Reserve Assessments	11,477	8,608	956	956	956	11,476		9,251	
4009 · Application Fees	-	100	-	-	-	100			
4007 · Operating Interest	-	11	-	-	-	11			
Total Income	95,572	71,892	7,964	7,964	7,964	95,784		99,212	
Expense									
6000 · Accounting	3,275	2,505	250	250	250	3,255		3,275	monthly plus tax prep
6005 · Bank Loan Expense	21,817	16,363	1,818	1,818	1,818	21,817		21,817	
6010 · Building Repair & Maintenance	9,580	2,765	500	500	500	4,265		9,000	
6015 · Division Fees	125	61	-	-	-	61		125	
6020 · Electric	650	447	50	50	50	597		625	
6022 · Fees - Other Misc.	255	255	-	-	-	255		255	update only
6025 · Fire Exting. Maintenance	300	150	-	-	-	150		300	
6030 · Insurance	16,356	17,958	-	-	-	17,958		21,000	assume 15% increase
6035 · Landscape Contract	13,536	10,898	1,128	1,128	1,128	14,282		13,535	
6040 · Tree/Plantings	5,200	3,709	-	-	-	3,709		5,000	
6045 · Office Expense/Postage	500	497	35	35	35	602		1,048	
6050 · Pest Control	2,160	1,935	215	215	215	2,580		2,580	
6055 · Property Management	3,091	2,251	250	250	250	3,001		3,001	
6070 · Water/Sewer	7,250	6,070	525	535	545	7,675		8,400	
9000 · Reserve Transfer	11,477	8,608	956	856	856	11,276		9,251	
Total Expense	95,572	74,472	5,727	5,637	5,647	91,483		99,212	
Net Surplus/-Deficit	-	(2,580)	2,237	2,327	2,317	4,301		-	

	Total Life	Replacement Cost	Remainin g Life	12/31/21	Amount	2022	
				Reserve Balance	to Fully Fund	Required Funding	
3001 · Painting Reserve	8	21,000	1	18,517	2,483	2,483	
3002 · Roof Cleaning	5	3,500	1	3,500	-	-	
3003 · Roof Replacement	25	205,000	19	61,409	143,591	5,168	reduce until loan paid off
3004 · Paving	7	6,000	1	6,000	-	-	
3005 · Building/Grounds	10	19,000	1	19,000	0	0	
3006 · Capital Improvements	1	4,432	1	2,832	1,600	1,600	
3099 · Unallocated Interest				2,400			
Total		258,932		113,658	147,674	9,251	