

YACHT HARBOR 2021 APPROVED BUDGET

last updated 9/20/19

	2020 Approved Budget	Actual thru 10 months	Nov Est	Dec Est	2020 Estimated Total	2021 Adopted	\$ Change from 2020 to 2021	Type of Expense
Maintenance Assessments	196,683	196,672			196,672	211,028		
Coin Laundry	500	299	100	100	499	400		
Late Fees/Interest	-							
Special Assessment	-	-						
Sales & Lease Fees	800	500			500	500		
Total Inflow	197,983	197,471	100	100	197,671	211,928		
Accounting	3,850	3,125	300	300	3,725	3,850	-	A
Electricity	4,200	2,894	300	300	3,494	3,700	(500)	A
Commercial Package Ins.	48,347	44,328	4,750	4,750	53,828	64,593	16,246	B
Flood	18,704	18,145	-	-	18,145	18,704	-	B
All Other Insurance	6,800	5,670	-	-	5,670	6,000	(800)	A
Land Lease	10,000	10,000	-	-	10,000	10,000	-	B
Landscape	2,000	1,028	1,000	-	2,028	2,000	-	A
Lawn, Pool, & Common Area	12,000	10,303	1,000	1,000	12,303	12,000	-	A
Legal Fees	1,500	548	-	-	548	1,000	(500)	A
License & Permits	61	61	-	-	61	61	-	A
Maintenance & Repairs	21,000	14,661	2,200	3,600	20,461	21,000	-	A
Misc. Expenses					-		-	A
Office and Printing	900	608	100	100	808	900	-	A
Pest Control and Fertilizer	5,000	3,336	439	-	3,775	5,000	-	A
Water/Sewer/Refuse	18,500	14,848	2,850		17,698	18,000	(500)	A
Management Company	9,120	7,600	760	760	9,120	9,120	-	A
Reserve Contribution	36,000	36,000	-	-	36,000	36,000	-	B
Hurricane Damage	-		-	-	-	-		A
Professional Fees					-			
Total Outflow	197,983	173,154	13,699	10,810	197,663	211,928		
Operating/Reserve Surplus/(-Deficit)	0	24,316	(13,599)	(10,710)	7	-		
Special Assessment Inflow		12,000	-	-				
Special Assessment Expenses		-	23,815					
Overall Surplus/(-Deficit)	0	36,316	(37,414)	(10,710)	7	-		

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B Expense - Apportioned

Land Lease	10,000
Commerical Ins.	64,593
Flood	18,704
Wind	-
Management	9,120
Reserve Contribution	36,000

Total Expense for "B" 138,417

Price per Square Foot (26,000) 5.32375

	Sq. Footage	Annual Fee
Small (905 Sq. Ft)	905	4,818
Medium (1095 Sq. Ft)	1,095	5,830
Large (1250 Sq. Ft)	1,250	6,655

A Expense

Assessment Income	211,028	
Less "B" Expenses	(138,417)	
Total "A" Expenses shared equal	72,611	3,025

Quarterly Assessment Per Unit ("A" Expense + "B" Expense)

	Annual	Quarterly	2020 % Change
Small	7,843	1,961	1,839 6.63%
Medium	8,855	2,214	2,062 7.36%
Large	9,680	2,420	2,245 7.80%