



2019 OPERATING BUDGET

	2018 Approved		2019 Approved
INCOME			
Regular Operating Assessment	\$534,640.00		\$542,436.00
Insurance Assessment	\$145,000.00		\$155,000.00
Special Maintenance Assessment	\$0.00		\$0.00
TOTAL INCOME	\$679,640.00		\$697,436.00
EXPENSES			
Buildings and Grounds			
Onsite Maintenance Personnel	\$77,500.00		\$77,500.00
Elevator Maintenance	\$13,000.00		\$13,000.00
Grounds Maintenance	\$2,000.00		\$2,000.00
Pool Maintenance	\$13,000.00		\$13,000.00
Pest Control	\$1,500.00		\$1,500.00
General Building Maintenance	\$50,000.00		\$50,000.00
Fire System Maintenance	\$6,000.00		\$6,000.00
Building Security	\$4,000.00		\$4,000.00
Total Building and Grounds	\$167,000.00		\$167,000.00
General Administration			
HOA Management	\$11,340.00		\$17,136.00
General Administrative Expenses	\$5,000.00		\$5,000.00
Legal Fees	\$1,000.00		\$1,000.00
Annual Audit	\$2,000.00		\$2,000.00
License Fees & Taxes	\$300.00		\$300.00
Total General Administration	\$19,640.00		\$25,436.00
Utilities			
Electricity	\$20,000.00		\$21,000.00
Water and Sewer	\$25,000.00		\$26,000.00
Fuel	\$2,000.00		\$2,000.00
Trash Removal	\$8,500.00		\$8,500.00
Cable Television	\$19,500.00		\$19,500.00
Wireless Internet	\$10,500.00		\$10,500.00
Telephone	\$2,500.00		\$2,500.00
Total Utilities	\$88,000.00		\$90,000.00
Reserve Contributions			
Building Reserve Contributions	\$260,000.00		\$260,000.00
Insurance Reserve Contributions	\$145,000.00		\$155,000.00
Special Reserve Contributions	\$0.00		\$0.00
Total Reserve Contributions	\$405,000.00		\$415,000.00
TOTAL EXPENSES	\$679,640.00		\$697,436.00

Sea Winds 2019 Assessment Amounts (Paid Quarterly)						APPROVED 11/12/2018
Unit Type	%	Regular Assessment (Quarterly)	Special Assessment (Quarterly)	Insurance Assessment (Quarterly)	2019 Total Per Unit (Quarterly)	2019 Total Per Unit (Annual)
03, '04, '05, '09	0.0147	\$1,993.45	\$0.00	\$569.63	\$2,563.08	\$10,252.31
01, '06,	0.0162	\$2,196.87	\$0.00	\$627.75	\$2,824.62	\$11,298.46
02, '07, '08	0.0131	\$1,776.48	\$0.00	\$507.63	\$2,284.10	\$9,136.41
PH 1	0.0202	\$2,739.30	\$0.00	\$782.75	\$3,522.05	\$14,088.21
PH 6	0.0245	\$3,322.42	\$0.00	\$949.38	\$4,271.80	\$17,087.18
PH 9	0.0186	\$2,522.33	\$0.00	\$720.75	\$3,243.08	\$12,972.31

Sea Winds 2019 Assessment Totals						
Unit Type	# of Units	Regular Assessment (Total)	Special Assessment (Total)	Insurance Assessment (Total)		2019 Total
03, '04, '05, '09	30	\$239,214.28	\$0.00	\$68,355.00		\$307,569.28
01, '06,	12	\$105,449.56	\$0.00	\$30,132.00		\$135,581.56
02, '07, '08	23	\$163,435.97	\$0.00	\$46,701.50		\$210,137.47
PH 1	1	\$10,957.21	\$0.00	\$3,131.00		\$14,088.21
PH 6	1	\$13,289.68	\$0.00	\$3,797.50		\$17,087.18
PH 9	1	\$10,089.31	\$0.00	\$2,883.00		\$12,972.31
Grand Total	68					\$697,436.00