

**SEAPOINTE VILLAGE MASTER ASSOCIATION  
2021 - 2022 BUDGET**

	2021-2022 Budget	% of Budget	2020-2021 Budget	Variance	% Change
<b>INCOME</b>					
Master Fees	\$2,442,756	86.1%	\$2,373,468	\$69,288	2.9%
Amenity Usage Fees	\$100,464	3.5%	\$97,524	\$2,940	3.0%
Miscellaneous Fees & Income	\$88,400	3.1%	\$84,250	\$4,150	4.9%
Reimbursable Wages	\$205,000	7.2%	\$200,000	\$5,000	2.5%
<b>TOTAL INCOME</b>	<b>\$2,836,620</b>	<b>100.0%</b>	<b>\$2,755,242</b>	<b>\$81,378</b>	<b>3.0%</b>
<b>EXPENSES</b>					
<b>Administrative &amp; General</b>	<b>\$397,300</b>	<b>14.0%</b>	<b>\$397,350</b>	<b>-\$50</b>	<b>0.0%</b>
Professional Services (Legal, Engineering, Audit)	\$56,250	2.0%	\$60,500	-\$4,250	-7.0%
Management & Support Services	\$265,200	9.3%	\$260,000	\$5,200	2.0%
Office, Telephone & Postage	\$45,250	1.6%	\$44,750	\$500	1.1%
Miscellaneous Admin Expenses	\$30,600	1.1%	\$32,100	-\$1,500	-4.7%
<b>Insurance (Liability, D&amp;O, Workers Comp)</b>	<b>\$165,700</b>	<b>5.8%</b>	<b>\$153,500</b>	<b>\$12,200</b>	<b>7.9%</b>
<b>Operating Expenses</b>	<b>\$1,661,600</b>	<b>58.6%</b>	<b>\$1,602,408</b>	<b>\$59,192</b>	<b>3.7%</b>
Custodial & Maintenance Supplies	\$82,000	2.9%	\$76,000	\$6,000	7.9%
Pool & Spa Operations	\$70,000	2.5%	\$70,000	\$0	0.0%
Security Supplies	\$12,500	0.4%	\$12,500	\$0	0.0%
Beach Operating Expenses	\$48,000	1.7%	\$40,000	\$8,000	20.0%
Landscaping & Extermination	\$180,600	6.4%	\$188,100	-\$7,500	-4.0%
Payroll & Related	\$1,229,500	43.3%	\$1,181,808	\$47,692	4.0%
Trash	\$28,000	1.0%	\$23,000	\$5,000	21.7%
Uniforms & Miscellaneous Operating Exp.	\$11,000	0.4%	\$11,000	\$0	0.0%
<b>Utilities</b>	<b>\$305,000</b>	<b>10.8%</b>	<b>\$310,250</b>	<b>-\$5,250</b>	<b>-1.7%</b>
Cable TV / Internet Access	\$15,000	0.5%	\$15,000	\$0	0.0%
Electric	\$110,000	3.9%	\$116,500	-\$6,500	-5.6%
Gas	\$45,000	1.6%	\$52,750	-\$7,750	-14.7%
Water	\$135,000	4.8%	\$126,000	\$9,000	7.1%
<b>Bad Debt Reimbursement / Depreciation</b>	<b>\$19,456</b>	<b>0.7%</b>	<b>\$20,738</b>	<b>-\$1,282</b>	<b>-6.2%</b>
<b>Reserve Contributions</b>	<b>\$287,564</b>	<b>10.1%</b>	<b>\$270,996</b>	<b>\$16,568</b>	<b>6.1%</b>
<b>TOTAL EXPENDITURES</b>	<b>\$2,836,620</b>	<b>100.0%</b>	<b>\$2,755,242</b>	<b>\$81,378</b>	<b>3.0%</b>
	<b>\$0</b>				
<b>MONTHLY CONDO FEE</b>					
One bedroom	\$327.00		\$319.00		
One bedroom den	\$367.00		\$357.00		
Two bedroom	\$407.00		\$395.00		
Two bedroom den / SFH / TH	\$486.00		\$471.00		