

Southeaster, Inc. - 2022 Approved Budget - Partially Funded
Period Beginning 1/1/2022 and Ending 12/31/2022 - Assessed Monthly

Acct Category	2021	2022	
Income:	Approved	Approved	
Office Rental	2,400.00	2,400.00	0.00%
Application Fee	200.00	200.00	0.00%
Assessment Funds	0.00	0.00	0.00%
Towel Racks	0.00	0.00	0.00%
Association Rental Income	12,000.00	21,000.00	42.86%
Late Fees	0.00	0.00	0.00%
Laundry Income	2,500.00	1,500.00	-66.67%
Maintenance Fee	503,581.00	503,581.00	0.00%
Total Income:	\$520,681.00	\$528,681.00	
Expenses:			
Building - Operating Expenses			
Maintenance Uniforms	250.00	500.00	50.00%
Cable TV	48,000.00	52,000.00	7.69%
Electric - House & Pool	8,200.00	8,200.00	0.00%
Fire Inspection	800.00	800.00	0.00%
Maintenance & Repair	21,130.00	21,280.00	0.70%
Mileage	500.00	500.00	0.00%
Natural Gas - Laundry	600.00	600.00	0.00%
Natural Gas - Pool	6,955.00	6,955.00	0.00%
Security for Holiday	3,500.00	2,800.00	-25.00%
Termite Inspections	1,900.00	1,900.00	0.00%
Unit Pest Control	2,500.00	2,700.00	7.41%
Water, Sewer & Irrigation	32,000.00	32,000.00	0.00%
Total Building Operating:	\$126,335.00	\$130,235.00	2.99%
Grounds - Operating Expenses			
Contracted Lawn Service	19,116.00	19,116.00	0.00%
Equip/parts/repair/gas	0.00	0.00	0.00%
Lawn & Shrub Spray	3,600.00	3,600.00	0.00%
Mulch & Shrubs	2,000.00	2,000.00	0.00%
Lights & Sign Maintenance	3,000.00	3,000.00	0.00%
Sprinkler Repair/Parts	1,000.00	2,000.00	50.00%
Trash Removal	16,000.00	16,000.00	0.00%
Courtyard Land/pavers	0.00	0.00	0.00%
Palm Tree & Prune	4,000.00	4,000.00	0.00%
Total Grounds Operating:	\$48,716.00	\$49,716.00	2.01%
Insurance:			
Building Property & Casualty	85,000.00	86,000.00	1.16%
Flood	27,000.00	28,000.00	3.57%
Hurricane/Windstorm			0.00%
Workers Comp	2,900.00	1,200.00	-141.67%
Total Insurance:	114,900.00	115,200.00	0.26%
Managers C-202:			
Property Tax	4,000.00	4,000.00	0.00%
Electricity	1,200.00	1,200.00	0.00%
Maint. & Repair	3,000.00	3,000.00	0.00%
Total Manager C-202	8,200.00	8,200.00	0.00%
Office & Administration:			
Accounting/Audit Fees	5,200.00	5,200.00	0.00%
Bank Service Charge	0.00	0.00	0.00%
Licenses/Training	1,500.00	1,500.00	0.00%
Legal Expenses	500.00	500.00	0.00%

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Acct Category	2021	2022	
Income:	Approved	Approved	
Misc. Admin Expenses	1,000.00	1,000.00	0.00%
Office Machines	1,000.00	1,000.00	0.00%
Phone, Internet, Fax	3,400.00	3,400.00	0.00%
Supplies,Copies,Postage	1,200.00	1,200.00	0.00%
Total Office & Admin:	13,800.00	13,800.00	0.00%
Payroll Expenses:			
FUTA	175.00	175.00	0.00%
Manager's Gross	58,500.00	60,000.00	2.50%
Maintenance Gross	47,840.00	49,920.00	4.17%
SUTA	275.00	275.00	0.00%
Medicare	1,330.00	1,000.00	-33.00%
Social Security	4,700.00	4,000.00	-17.50%
Payroll - Other	2,000.00	3,000.00	33.33%
Total Payroll:	114,820.00	118,370.00	3.00%
Pool/Deck:			
Chemicals	4,000.00	4,000.00	0.00%
Deck & Furniture	1,500.00	1,500.00	0.00%
Equipment Repair	3,250.00	2,500.00	-30.00%
Total Pool/Deck:	8,750.00	8,000.00	-9.38%
Recreation:			
Rec. Room	1,000.00	1,000.00	0.00%
Tennis/Shuffle	1,000.00	1,000.00	0.00%
Total Recreation:	2,000.00	2,000.00	0.00%
Total Operating Expenses	\$437,521.00	\$445,521.00	
Reserves:	83,160.00	83,160.00	
Total Operating & Reserves:	\$520,681.00	\$528,681.00	
Net Surplus (Deficit)		\$0.00	

MONTHLY ASSESSMENT		Operating	Reserve	Total
2021		\$455.00	\$90.00	\$545.00
2022		\$455.00	\$90.00	\$545.00

Reserve Funds	
Balconies/Corridors Resurfacing	
Railings Restorations Allowance	
Common Area Interiors Allowance	
Ice Machine Replacement	
Paint/Waterproof Buildings	
Asphalt Overlay	
Brick Paved Decking/Walks	
Pool Heater Repair/Replacement	
Pools Interior Resurfacing	
Rod Replacement, Manarod	
Rod Replacement, Tar & Gravel	
Seawall Restoration	
Shutlboard Courts Resurfacing	
Solar Panels Replacement	
Tennis Courts Fencing & Gate	
Tennis Courts Light Fixtures	
Tennis Court Resurfacing	
Storm Damage Fund (Non-Rec'd)	
Funds Borrowed from Reserves	
Asphalt Sealing/Repave/Info	
Concrete Restoration Allowance	
Total Reserve Funds	

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