SEASCAPE OF SANIBEL CONDOMINIUM ASSOCIATION, INC.

Period: 1/1/20 TO 12/31/20
Units: 18

ACCTS		2019 Budget	2019 Actual October	2019 Projected	plus/minus 2019	APPROVED Budget 2020
	INCOME					
3010	Maintenance Fees	252,000.00	210,000.00	252,000.00	0.00	252,000.00
3030	Other Income	0.00	98.00	98.00	98.00	0.00
3120	Interest	0.00	3.00	4.00	4.00	0.00
	Total Income	**252,000.00**	**210,101.00**	**252,102.00**	**102.00**	**252,000.00**
	EXPENSES					
	Administrative					
4005	FL DBPR Fee	72.00	72.00	72.00	0.00	72.00
4006	Legal	500.00	125.00	125.00	(375.00)	125.00
4008	Licenses, Fees, Taxes	419.00	419.00	419.00	0.00	419.00
4016	Administrative Expense	990.00	750.00	1,054.00	64.00	1,054.00
4060	Management Contract	9,480.00	7,900.00	9,480.00	0.00	9,480.00
4090	Insurance-Package-Hazard and Wind	35,750.00	36,532.00	36,532.00	782.00	47,343.00
4091	Insurance-Workers Comp	760.00	689.00	689.00	(71.00)	725.00
4093	Insurance-Flood	6,325.00	5,792.00	5,792.00	(533.00)	6,660.00
4096	Misc	100.00	0.00	0.00	(100.00)	100.00
	Total Administrative	**54,396.00**	**52,279.00**	**54,163.00**	**(233.00)**	**65,978.00**
	Building					
4210	Repair/Replace	25,000.00	42,351.00	42,617.00	17,617.00	30,000.00
4230	AC Program	960.00	960.00	960.00	0.00	960.00
4241	Carpet Cleaning	1,800.00	1,765.00	1,765.00	(35.00)	1,800.00
4250	Elevator Maintenance/Repairs	8,500.00	9,984.00	9,984.00	1,484.00	9,000.00
4251	Elevator Phone/Fire Panel Phone	3,696.00	3,385.00	4,040.00	344.00	4,100.00
4252	Fire Panel Monitoring/Repairs	3,000.00	2,003.00	2,227.00	(773.00)	3,000.00
4290	Pest Control - Interior /Lawn and Shrub	5,000.00	3,150.00	4,400.00	(600.00)	5,000.00
4295	Roof Maintenance	2,500.00	3,523.00	8,393.00	5,893.00	5,000.00
	Total Building	**50,456.00**	**67,121.00**	**74,386.00**	**23,930.00**	**58,860.00**
	Grounds					
4305	Grounds Maintenance/Supplies	13,500.00	14,087.00	14,587.00	1,087.00	14,500.00
4390	Tree Trim	10,000.00	6,540.00	7,540.00	(2,460.00)	8,500.00
	Total Grounds	**23,500.00**	**20,627.00**	**22,127.00**	**(1,373.00)**	**23,000.00**
	On Site Maintenance Services					
4310	Landscape Contract	14,640.00	12,100.00	14,520.00	(120.00)	15,120.00
4505	Pool Cleaning	9,120.00	7,410.00	9,120.00	0.00	9,120.00
4240	Building Cleaning	9,600.00	8,000.00	9,600.00	0.00	9,600.00
4340	Irrigation Maintenance	2,000.00	1,577.00	1,900.00	(100.00)	2,000.00
	Total Pool/Amenities	**35,360.00**	**29,087.00**	**35,140.00**	**(220.00)**	**35,840.00**
	Pool/Amenities					
4510	Pool/Spa Repairs	3,500.00	2,892.00	3,500.00	0.00	3,500.00
4520	Propane	6,000.00	5,057.00	7,740.00	1,740.00	7,800.00
	Total Pool/Amenities	**9,500.00**	**7,949.00**	**11,240.00**	**1,740.00**	**11,300.00**
	Utilities					
4601	Common Area Electric	6,400.00	5,706.00	6,890.00	490.00	6,900.00
4610	Water	12,000.00	8,164.00	10,600.00	(1,400.00)	11,000.00
4620	City Sewer	14,750.00	10,982.00	14,751.00	1.00	15,193.00
4640	Trash	5,892.00	4,917.00	5,917.00	25.00	6,000.00
	Total Utilities	**39,042.00**	**29,769.00**	**38,158.00**	**(884.00)**	**39,093.00**
	Projects					
4804	Special Projects	0.00	0.00	4,700.00	4,700.00	0.00
	Total Projects	**0.00**	**0.00**	**4,700.00**	**4,700.00**	**0.00**
	TOTAL OPERATING EXPENSES	**212,254.00**	**206,832.00**	**239,914.00**	**27,660.00**	**234,071.00**
	Surplus/Deficit	**39,746.00**	**3,269.00**	**12,188.00**	**(27,558.00)**	**17,929.00**

Unit Quarterly Operating Fee	**$3,500**	**$3,500**
Unit Quarterly Statutory Reserve Fee	**$0**	**$0**
TOTAL QUARTERLY MAINTENANCE FEE	**$3,500**	**$3,500**

SEASCAPE OF SANIBEL CONDOMINIUM ASSOCIATION, INC.
SCHEDULE FOR RESERVES FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE
FOR THE PERIOD: JANUARY 1, 2020 - DECEMBER 31, 2020

DESCRIPTION	TOTAL ESTIMATED USEFUL LIFE	ESTIMATED REMAINING USEFUL LIFE	ESTIMATED REPLACEMENT COST	1/1/2020 EST. FUND BALANCE	2020 FULL FUNDING REQUIRED
COMPLETE EXTERIOR PAINT	7	1	$75,000	$0	$75,000
ROOF - BLDG 1	10	8	$80,000	$0	$10,000
ROOF - BLDG 2 & 3	10	9	$102,000	$0	$11,333
ELEVATORS	20	18	$255,000	$0	$14,167
POOL (RESURFACE & DECK)	12	3	$27,000	$0	$9,000
CARPETING	10	1	$22,000	$0	$22,000
PAVEMENT-N/A	NA	NA	NA	N/A	N/A
TOTALS			**$561,000**	**$0**	**$141,500**

Unit Quarterly Assessment **$1,965**
Statutory Reserve Calculation

2020 STATUTORY RESERVES WAIVED BY UNIT OWNERS.

UNITS: **18**

2/24/2020