

ALL SEASON HOMEOWNERS ASSOCIATION
2018 BUDGET

	18-Jan	18-Feb	18-Mar	18-Apr	18-May	18-Jun	18-Jul	18-Aug	18-Sep	18-Oct	18-Nov	18-Dec	TOTAL
Income													
4000 - INCOME													
4110 - Regular Assessments	16,216.00	16,216.00	16,216.00	16,216.00	16,216.00	16,216.00	16,216.00	16,216.00	16,216.00	16,216.00	16,216.00	16,216.00	194,592.00
4440 - Interest Income	0.00	100.00	40.00	35.00	37.00	35.00	37.00	37.00	0.00	0.00	37.00	0.00	358.00
4450 - Other Income	0.00	125.00	65.00	0.00	0.00	0.00	80.00	0.00	0.00	0.00	0.00	0.00	270.00
Total 4000 - INCOME	<u>16,216.00</u>	<u>16,441.00</u>	<u>16,321.00</u>	<u>16,251.00</u>	<u>16,253.00</u>	<u>16,251.00</u>	<u>16,333.00</u>	<u>16,253.00</u>	<u>16,216.00</u>	<u>16,216.00</u>	<u>16,253.00</u>	<u>16,216.00</u>	<u>195,220.00</u>
Total Income	<u>16,216.00</u>	<u>16,441.00</u>	<u>16,321.00</u>	<u>16,251.00</u>	<u>16,253.00</u>	<u>16,251.00</u>	<u>16,333.00</u>	<u>16,253.00</u>	<u>16,216.00</u>	<u>16,216.00</u>	<u>16,253.00</u>	<u>16,216.00</u>	<u>195,220.00</u>
Gross Profit	16,216.00	16,441.00	16,321.00	16,251.00	16,253.00	16,251.00	16,333.00	16,253.00	16,216.00	16,216.00	16,253.00	16,216.00	195,220.00
Expense													
5110 - HOA Board Expense	0.00	625.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	800.00	0.00	1,425.00
5430 - Management Fees	1,026.00	1,026.00	1,026.00	1,026.00	1,026.00	1,026.00	1,026.00	1,053.00	1,053.00	1,053.00	1,053.00	1,053.00	12,447.00
5999 - MAINTENANCE / RESERVE	2,665.00	2,665.00	2,665.00	2,665.00	2,665.00	2,665.00	2,665.00	2,665.00	2,665.00	2,665.00	2,665.00	2,671.92	31,986.92
6005 - ADMINISTRATION													
6010 - Audit and Accounting	0.00	0.00	0.00	0.00	600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	600.00
6030 - Insurance	1,044.50	1,044.50	1,044.50	1,044.50	1,044.50	1,044.50	1,044.50	1,044.50	1,044.50	1,044.50	1,044.50	1,044.50	12,534.00
6210 - Office Supplies	15.00	60.00	15.00	11.00	9.00	20.00	10.00	13.00	0.00	10.00	0.00	20.00	183.00
6240 - Postage	0.00	0.00	0.00	0.00	94.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	94.00
6290 - Licenses-Permits	0.00	0.00	0.00	0.00	10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00
Total 6005 - ADMINISTRATION	<u>1,059.50</u>	<u>1,104.50</u>	<u>1,059.50</u>	<u>1,055.50</u>	<u>1,757.50</u>	<u>1,064.50</u>	<u>1,054.50</u>	<u>1,057.50</u>	<u>1,044.50</u>	<u>1,054.50</u>	<u>1,044.50</u>	<u>1,064.50</u>	<u>13,421.00</u>
6600 - HOUSEKEEPING													
6610 - Common Area Cleaning	533.00	428.00	890.00	209.00	318.00	425.00	420.00	384.00	500.00	666.00	750.00	1,083.00	6,606.00
Total 6600 - HOUSEKEEPING	<u>533.00</u>	<u>428.00</u>	<u>890.00</u>	<u>209.00</u>	<u>318.00</u>	<u>425.00</u>	<u>420.00</u>	<u>384.00</u>	<u>500.00</u>	<u>666.00</u>	<u>750.00</u>	<u>1,083.00</u>	<u>6,606.00</u>
7000 - Engineering													
5170 - Routine Maintenance	1,475.00	1,675.00	2,262.50	1,850.00	2,200.00	2,113.00	1,400.00	1,650.00	1,650.00	1,500.00	1,922.50	1,500.00	21,198.00
5230 - R & M Building	70.00	500.00	350.00	206.00	125.00	175.00	75.00	150.00	400.00	200.00	200.00	200.00	2,651.00
5240 - Pool / Spa Supplies	225.00	150.00	200.00	75.00	75.00	75.00	250.00	250.00	150.00	150.00	150.00	150.00	1,900.00
5250 - Pool / Spa Service	1,500.00	1,200.00	1,000.00	1,200.00	700.00	1,000.00	1,400.00	1,600.00	1,400.00	1,250.00	1,250.00	1,250.00	14,750.00
5260 - Grounds Maintenance	0.00	0.00	250.00	1,775.00	1,450.00	1,800.00	4,000.00	625.00	1,300.00	1,000.00	200.00	0.00	12,400.00
5270 - Snow Removal	6,000.00	3,300.00	1,000.00	600.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	400.00	11,500.00
Total 7000 - Engineering	<u>9,270.00</u>	<u>6,825.00</u>	<u>5,062.50</u>	<u>5,706.00</u>	<u>4,550.00</u>	<u>5,163.00</u>	<u>7,125.00</u>	<u>4,275.00</u>	<u>4,900.00</u>	<u>4,100.00</u>	<u>3,922.50</u>	<u>3,500.00</u>	<u>64,399.00</u>
7200 - Services / Utilities													
6260 - Telephone	-265.00	265.00	530.00	-265.00	265.00	530.00	-265.00	265.00	530.00	-265.00	265.00	530.00	2,120.00
7205 - TV/Cable/Internet	865.00	865.00	865.00	865.00	865.00	865.00	865.00	865.00	865.00	865.00	865.00	865.00	10,380.00
7210 - Electric	1,500.00	1,600.00	1,400.00	1,000.00	500.00	500.00	600.00	600.00	600.00	600.00	700.00	1,250.00	10,850.00
7220 - Natural Gas	850.00	630.00	700.00	550.00	150.00	150.00	100.00	130.00	210.00	300.00	375.00	675.00	4,820.00
7240 - Sewer	1,020.00	1,020.00	1,020.00	1,020.00	1,020.00	1,020.00	1,040.00	1,040.00	1,040.00	1,040.00	1,040.00	1,040.00	12,360.00
7260 - Water	745.00	2,000.00	1,700.00	1,600.00	1,050.00	620.00	1,225.00	2,060.00	2,500.00	2,400.00	800.00	750.00	17,450.00
7270 - Trash Removal	81.00	81.00	81.00	81.00	81.00	81.00	-891.00	81.00	81.00	81.00	81.00	81.00	0.00
Total 7200 - Services / Utilities	<u>4,796.00</u>	<u>6,461.00</u>	<u>6,296.00</u>	<u>4,851.00</u>	<u>3,931.00</u>	<u>3,766.00</u>	<u>2,674.00</u>	<u>5,041.00</u>	<u>5,826.00</u>	<u>5,021.00</u>	<u>4,126.00</u>	<u>5,191.00</u>	<u>57,980.00</u>
5200 - Programmed Maintenance													
5201 - Fire Alarm Monitoring	52.50	52.50	52.50	52.50	52.50	52.50	52.50	52.50	53.50	53.50	53.50	53.50	634.00
5202 - Garage Door Maint	0.00	83.50	0.00	0.00	83.50	0.00	0.00	83.50	0.00	0.00	83.50	0.00	334.00
5203 - Fertilizer/Insect Contrl	0.00	0.00	0.00	179.00	0.00	0.00	0.00	243.08	0.00	0.00	0.00	0.00	422.08
5204 - Elevator Service/Repair	170.00	1,600.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	3,470.00
5205 - Window Cleaning	0.00	0.00	0.00	0.00	0.00	535.00	0.00	0.00	0.00	535.00	0.00	0.00	1,070.00
5207 - Alarm Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	775.00	250.00	0.00	0.00	0.00	0.00	1,025.00
Total 5200 - Programmed Maintenance	<u>222.50</u>	<u>1,736.00</u>	<u>222.50</u>	<u>401.50</u>	<u>306.00</u>	<u>757.50</u>	<u>997.50</u>	<u>799.08</u>	<u>223.50</u>	<u>758.50</u>	<u>307.00</u>	<u>223.50</u>	<u>6,955.08</u>
Total Expense	<u>19,572.00</u>	<u>20,870.50</u>	<u>17,221.50</u>	<u>15,914.00</u>	<u>14,553.50</u>	<u>14,867.00</u>	<u>15,962.00</u>	<u>15,274.58</u>	<u>16,212.00</u>	<u>15,318.00</u>	<u>14,668.00</u>	<u>14,786.92</u>	<u>195,220.00</u>
Net Income	<u>-3,356.00</u>	<u>-4,429.50</u>	<u>-900.50</u>	<u>337.00</u>	<u>1,699.50</u>	<u>1,384.00</u>	<u>371.00</u>	<u>978.42</u>	<u>4.00</u>	<u>898.00</u>	<u>1,585.00</u>	<u>1,429.08</u>	<u>0.00</u>

ALL SEASONS HOMEOWNERS ASSOCIATION
2017 ACTUAL

	Jan 17	Feb 17	Mar 17	Apr 17	May 17	Jun 17	Jul 17	Aug 17	Sep 17	Oct 17	Nov 17	Dec 17	TOTAL
Income													
4000 - INCOME													
4110 - Regular Assessments	15,743.25	15,743.25	15,743.24	15,743.90	15,743.90	15,743.90	15,743.90	15,743.90	15,743.90	15,743.90	15,743.90	15,743.90	188,924.84
4440 - Interest Income	0.00	107.01	36.91	35.74	36.95	35.78	36.98	37.00	0.00	0.00	0.00	0.00	326.37
4450 - Other Income	0.00	124.64	65.50	0.00	0.00	0.00	81.13	0.00	0.00	0.00	32.09	0.00	303.36
Total 4000 - INCOME	15,743.25	15,974.90	15,845.65	15,779.64	15,780.85	15,779.68	15,862.01	15,780.90	15,743.90	15,743.90	15,775.99	15,743.90	189,554.57
Total Income	15,743.25	15,974.90	15,845.65	15,779.64	15,780.85	15,779.68	15,862.01	15,780.90	15,743.90	15,743.90	15,775.99	15,743.90	189,554.57
Gross Profit	15,743.25	15,974.90	15,845.65	15,779.64	15,780.85	15,779.68	15,862.01	15,780.90	15,743.90	15,743.90	15,775.99	15,743.90	189,554.57
Expense													
5110 - HOA Board Expense	0.00	615.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	800.00	0.00	1,415.12
5430 - Management Fees	1,026.00	1,026.00	1,026.00	1,026.00	1,026.00	1,026.00	1,026.00	1,026.00	1,026.00	1,026.00	1,026.00	1,026.00	12,312.00
5999 - MAINTENANCE / RESERVE	2,453.00	2,453.00	2,453.00	2,453.00	2,453.00	2,453.00	2,453.00	2,453.00	2,453.00	2,453.00	2,453.00	3,417.75	30,400.75
6005 - ADMINISTRATION													
6010 - Audit and Accounting	0.00	0.00	0.00	0.00	565.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	565.00
6030 - Insurance	870.00	870.00	870.00	870.00	870.00	870.00	870.00	870.00	870.00	1,044.50	1,044.50	1,044.50	10,963.50
6210 - Office Supplies	14.90	59.15	15.40	11.00	9.10	20.15	9.75	13.00	0.00	0.00	15.00	20.00	187.45
6240 - Postage	0.00	0.00	0.00	0.00	94.00	0.00	0.00	0.00	26.65	10.40	20.00	20.00	171.05
6290 - Licenses-Permits	0.00	0.00	0.00	0.00	10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00
Total 6005 - ADMINISTRATION	884.90	929.15	885.40	881.00	1,548.10	890.15	879.75	883.00	896.65	1,054.90	1,079.50	1,084.50	11,897.00
6600 - HOUSEKEEPING													
6610 - Common Area Cleaning	533.00	428.00	890.00	209.00	318.00	425.00	420.00	384.00	421.20	295.00	367.00	1,083.00	5,773.20
Total 6600 - HOUSEKEEPING	533.00	428.00	890.00	209.00	318.00	425.00	420.00	384.00	421.20	295.00	367.00	1,083.00	5,773.20
7000 - Engineering													
5170 - Routine Maintenance	1,475.00	1,675.00	2,262.50	1,850.00	3,200.00	2,113.00	1,400.00	1,650.00	1,650.00	1,925.00	1,875.00	1,500.00	22,575.50
5230 - R & M Building	66.84	491.23	350.70	1,829.09	133.68	178.85	75.71	159.55	393.18	402.79	200.00	200.00	4,481.62
5240 - Pool / Spa Supplies	6.67	601.19	513.22	58.67	0.00	0.00	312.38	150.34	0.00	130.00	150.00	150.00	2,072.47
5250 - Pool / Spa Service	1,698.25	1,245.75	976.96	1,253.27	252.00	968.00	1,463.00	1,635.00	1,141.00	835.00	775.00	1,250.00	13,493.23
5260 - Grounds Maintenance	0.00	0.00	243.08	773.54	1,445.61	1,789.55	3,976.48	623.54	1,277.50	970.00	200.00	0.00	11,299.30
5270 - Snow Removal	6,108.49	3,212.50	1,012.50	600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	600.00	11,533.49
Total 7000 - Engineering	9,355.25	7,225.67	5,358.96	6,364.57	5,031.29	5,049.40	7,227.57	4,218.43	4,461.68	4,262.79	3,200.00	3,700.00	65,455.61
7200 - Services / Utilities													
6260 - Telephone	-262.24	259.76	500.51	-261.33	260.67	500.66	-260.56	261.64	261.57	-262.00	260.00	500.00	1,758.68
7205 - TV/Cable/Internet	862.60	862.60	967.33	925.96	896.51	896.64	144.76	897.49	897.37	897.00	897.00	897.00	10,042.26
7210 - Electric	1,479.88	1,535.81	1,363.52	902.90	478.58	494.73	598.34	585.49	545.97	516.32	900.00	1,300.00	10,701.54
7220 - Natural Gas	825.35	631.75	687.02	547.02	130.61	143.56	79.43	120.88	144.34	166.25	480.00	1,000.00	4,956.21
7240 - Sewer	1,006.77	1,006.77	1,006.77	1,021.87	1,006.77	1,006.77	1,016.92	1,016.92	1,016.92	1,016.92	1,016.92	1,016.92	12,157.24
7260 - Water	723.17	1,974.89	1,697.41	1,598.31	1,033.44	602.21	1,224.65	2,055.35	2,432.15	1,821.05	700.49	647.57	16,510.69
7270 - Trash Removal	81.00	81.00	81.00	-891.00	81.00	81.00	81.00	81.00	81.00	-942.00	81.00	81.00	-1,023.00
Total 7200 - Services / Utilities	4,716.53	6,352.58	6,303.56	3,843.73	3,887.58	3,725.57	2,884.54	5,018.77	5,379.32	3,213.54	4,335.41	5,442.49	55,103.62
5200 - Programmed Maintenance													
5201 - Fire Alarm Monitoring	49.29	49.29	49.29	49.29	49.29	49.29	49.29	49.29	51.02	51.02	51.02	51.02	598.40
5202 - Garage Door Maint	0.00	0.00	0.00	0.00	0.00	0.00	0.00	83.50	0.00	0.00	0.00	0.00	83.50
5203 - Fertilizer/Insect Contrl	0.00	0.00	0.00	179.00	0.00	0.00	0.00	243.08	243.08	316.62	45.00	0.00	1,026.78
5204 - Elevator Service/Repair	164.70	1,588.70	164.70	164.70	164.70	164.70	164.70	164.70	164.70	164.80	164.80	164.80	3,400.70
5205 - Window Cleaning	0.00	0.00	0.00	0.00	0.00	535.00	0.00	0.00	535.00	0.00	0.00	0.00	1,070.00
5207 - Alarm Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	775.00	242.89	0.00	0.00	0.00	0.00	1,017.89
Total 5200 - Programmed Maintenance	213.99	1,637.99	213.99	392.99	213.99	748.99	988.99	783.46	993.80	532.44	260.82	215.82	7,197.27
Total Expense	19,182.67	20,667.51	17,130.91	15,170.29	14,477.96	14,318.11	15,879.85	14,766.66	15,631.65	12,837.67	13,521.73	15,969.56	189,554.57
Net Income	-3,439.42	-4,692.61	-1,285.26	609.35	1,302.89	1,461.57	-17.84	1,014.24	112.25	2,906.23	2,254.26	-225.66	0.00

ALL SEASONS HOMEOWNERS ASSOCIATION
2017 BUDGET

	<u>17-Jan</u>	<u>17-Feb</u>	<u>17-Mar</u>	<u>17-Apr</u>	<u>17-May</u>	<u>17-Jun</u>	<u>17-Jul</u>	<u>17-Aug</u>	<u>17-Sep</u>	<u>17-Oct</u>	<u>17-Nov</u>	<u>17-Dec</u>	<u>TOTAL</u>
Income													
4000 - INCOME													
4110 - Regular Assessments	15,743.75	15,743.75	15,743.75	15,743.75	15,743.75	15,743.75	15,743.75	15,743.75	15,743.75	15,743.75	15,743.75	15,743.75	188,925.00
4440 - Interest Income	0.00	0.00	0.00	71.00	0.00	0.00	0.00	181.00	0.00	0.00	0.00	0.00	252.00
4450 - Other Income	0.00	63.00	0.00	0.00	0.00	0.00	0.00	96.00	81.00	0.00	0.00	0.00	240.00
Total 4000 - INCOME	<u>15,743.75</u>	<u>15,806.75</u>	<u>15,743.75</u>	<u>15,814.75</u>	<u>15,743.75</u>	<u>15,743.75</u>	<u>15,839.75</u>	<u>16,005.75</u>	<u>15,743.75</u>	<u>15,743.75</u>	<u>15,743.75</u>	<u>15,743.75</u>	<u>189,417.00</u>
Total Income	<u>15,743.75</u>	<u>15,806.75</u>	<u>15,743.75</u>	<u>15,814.75</u>	<u>15,743.75</u>	<u>15,743.75</u>	<u>15,839.75</u>	<u>16,005.75</u>	<u>15,743.75</u>	<u>15,743.75</u>	<u>15,743.75</u>	<u>15,743.75</u>	<u>189,417.00</u>
Gross Profit	15,743.75	15,806.75	15,743.75	15,814.75	15,743.75	15,743.75	15,839.75	16,005.75	15,743.75	15,743.75	15,743.75	15,743.75	189,417.00
Expense													
5110 - HOA Board Expense	0.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00
5430 - Management Fees	999.00	999.00	999.00	999.00	999.00	999.00	999.00	1,026.00	1,026.00	1,026.00	1,026.00	1,026.00	12,123.00
5999 - MAINTENANCE / RESERVE	2,453.00	2,453.00	2,453.00	2,453.00	2,453.00	2,453.00	2,453.00	2,453.00	2,453.00	2,453.00	2,453.00	2,455.00	29,438.00
6005 - ADMINISTRATION													
6010 - Audit and Accounting	15.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	280.00	0.00	0.00	0.00	595.00
6030 - Insurance	870.00	870.00	870.00	870.00	870.00	870.00	870.00	870.00	870.00	890.00	890.00	890.00	10,500.00
6210 - Office Supplies	0.00	87.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	87.00
6240 - Postage	0.00	15.00	18.00	20.00	20.00	20.00	20.00	7.00	20.00	20.00	0.00	15.00	175.00
Total 6005 - ADMINISTRATION	<u>885.00</u>	<u>1,272.00</u>	<u>888.00</u>	<u>890.00</u>	<u>890.00</u>	<u>890.00</u>	<u>890.00</u>	<u>877.00</u>	<u>1,170.00</u>	<u>910.00</u>	<u>890.00</u>	<u>905.00</u>	<u>11,357.00</u>
6600 - HOUSEKEEPING													
6610 - Common Area Cleaning	800.00	550.00	600.00	250.00	285.00	700.00	750.00	1,249.00	999.00	666.00	750.00	1,083.00	8,682.00
Total 6600 - HOUSEKEEPING	<u>800.00</u>	<u>550.00</u>	<u>600.00</u>	<u>250.00</u>	<u>285.00</u>	<u>700.00</u>	<u>750.00</u>	<u>1,249.00</u>	<u>999.00</u>	<u>666.00</u>	<u>750.00</u>	<u>1,083.00</u>	<u>8,682.00</u>
7000 - Engineering													
5170 - Routine Maintenance	1,400.00	1,400.00	1,400.00	1,400.00	3,000.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,500.00	18,500.00
5230 - R & M Building	200.00	200.00	200.00	200.00	200.00	300.00	300.00	250.00	200.00	200.00	200.00	200.00	2,650.00
5240 - Pool / Spa Supplies	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
5250 - Pool / Spa Service	2,362.00	2,362.00	2,362.00	1,556.00	900.00	2,362.00	2,362.00	2,625.00	1,219.00	775.00	1,219.00	2,625.00	22,729.00
5260 - Grounds Maintenance	0.00	0.00	150.00	740.00	1,100.00	2,000.00	1,650.00	1,800.00	1,600.00	1,000.00	200.00	0.00	10,240.00
5270 - Snow Removal	2,700.00	1,755.00	1,350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	400.00	6,405.00
Total 7000 - Engineering	<u>6,812.00</u>	<u>5,867.00</u>	<u>5,612.00</u>	<u>4,046.00</u>	<u>5,350.00</u>	<u>6,212.00</u>	<u>5,862.00</u>	<u>6,225.00</u>	<u>4,569.00</u>	<u>3,525.00</u>	<u>3,369.00</u>	<u>4,875.00</u>	<u>62,324.00</u>
7200 - Services / Utilities													
6260 - Telephone	(100.00)	400.00	550.00	(100.00)	400.00	550.00	(100.00)	400.00	520.00	(100.00)	400.00	500.00	3,320.00
7205 - TV/Cable/Internet	725.00	725.00	725.00	725.00	725.00	725.00	724.00	725.00	724.00	725.00	725.00	725.00	8,698.00
7210 - Electric	1,650.00	1,600.00	1,300.00	1,425.00	600.00	625.00	650.00	650.00	600.00	800.00	1,000.00	1,600.00	12,500.00
7220 - Natural Gas	925.00	770.00	825.00	480.00	240.00	225.00	225.00	120.00	220.00	250.00	480.00	1,000.00	5,760.00
7240 - Sewer	950.00	950.00	950.00	950.00	950.00	950.00	985.00	985.00	985.00	995.00	995.00	995.00	11,640.00
7260 - Water	874.00	1,539.00	1,441.00	1,109.00	991.00	554.00	1,041.00	1,800.00	2,700.00	2,200.00	893.00	1,470.00	16,612.00
Total 7200 - Services / Utilities	<u>5,024.00</u>	<u>5,984.00</u>	<u>5,791.00</u>	<u>4,589.00</u>	<u>3,906.00</u>	<u>3,629.00</u>	<u>3,525.00</u>	<u>4,680.00</u>	<u>5,749.00</u>	<u>4,870.00</u>	<u>4,493.00</u>	<u>6,290.00</u>	<u>58,530.00</u>
5200 - Programmed Maintenance													
5201 - Fire Alarm Monitoring	50.00	50.00	50.00	50.00	240.00	308.00	50.00	50.00	50.00	50.00	50.00	50.00	1,048.00
5202 - Garage Door Maint	0.00	0.00	0.00	0.00	115.00	355.00	0.00	84.00	0.00	0.00	0.00	0.00	554.00
5203 - Fertilizer/Insect Contrl	0.00	0.00	0.00	218.00	71.00	0.00	386.00	72.00	0.00	0.00	0.00	0.00	747.00
5206 - Elevator Service/Repair	165.00	165.00	164.00	165.00	353.00	165.00	164.00	128.00	610.00	165.00	165.00	165.00	2,574.00
5205 - Window Cleaning	0.00	0.00	0.00	0.00	0.00	532.50	0.00	0.00	532.50	0.00	0.00	0.00	1,065.00
5207 - Alarm Maintenance	0.00	0.00	0.00	0.00	0.00	775.00	0.00	0.00	0.00	0.00	0.00	0.00	775.00
Total 5200 - Programmed Maintenance	<u>215.00</u>	<u>215.00</u>	<u>214.00</u>	<u>433.00</u>	<u>779.00</u>	<u>2,135.50</u>	<u>600.00</u>	<u>334.00</u>	<u>1,192.50</u>	<u>215.00</u>	<u>215.00</u>	<u>215.00</u>	<u>6,763.00</u>
Total Expense	<u>17,188.00</u>	<u>17,540.00</u>	<u>16,557.00</u>	<u>13,660.00</u>	<u>14,662.00</u>	<u>17,018.50</u>	<u>15,079.00</u>	<u>16,844.00</u>	<u>17,158.50</u>	<u>13,665.00</u>	<u>13,196.00</u>	<u>16,849.00</u>	<u>189,417.00</u>
Net Income	<u>(1,444.25)</u>	<u>(1,733.25)</u>	<u>(813.25)</u>	<u>2,154.75</u>	<u>1,081.75</u>	<u>(1,274.75)</u>	<u>760.75</u>	<u>(838.25)</u>	<u>(1,414.75)</u>	<u>2,078.75</u>	<u>2,547.75</u>	<u>(1,105.25)</u>	<u>0.00</u>

ALL SEASON HOMEOWNERS ASSOCIATION VARIANCE 2016 -2017

OPERATING VARIANCE	<u>2017 Budget</u>	<u>2017 Actual</u>	<u>2018 Proposed</u>
INCOME	\$ 189,417	\$ 189,555	\$ 195,220
BOARD / MGMT EXPENSES	\$ 12,323	\$ 13,727	\$ 13,872
ADMINISTRATIVE	\$ 11,357	\$ 11,897	\$ 13,421
HOUSEKEEPING	\$ 8,682	\$ 5,773	\$ 6,606
ENGINEERING	\$ 62,324	\$ 65,456	\$ 64,399
UTILITIES	\$ 58,530	\$ 55,104	\$ 57,980
PROGRAMMED MAINTENANCE	\$ 6,763	\$ 7,197	\$ 6,955
TOTAL EXPENSES	\$ 159,979	\$ 159,154	\$ 163,233
TOTAL INCOME	\$ 189,417	\$ 189,555	\$ 195,220
INCOME less EXPENSES (Additions to Capital Reserve)	\$ 29,438	\$ 30,401	\$ 31,987

CAPITAL PROJECTS	<u>2017 Budget</u>	<u>2017 Actual</u>	<u>2018 Proposed</u>
COMMON AREA HOT WATER	\$ -	\$ -	\$ -
ROOF REPAIR	\$ -	\$ 938	\$ -
ROOF REPLACEMENT	\$ 107,906	\$ -	\$ 109,942
DECK / HANDRAIL PAINT & REPAIR	\$ 4,876	\$ -	\$ -
UNDERDECK PAINT/REPAIR	\$ -	\$ -	\$ -
FASCIA REPLACEMENT	\$ -	\$ -	\$ 6,189
SIDING PAINT/REPAIR	\$ -	\$ 3,510	\$ -
FIRE SPRINKLERS	\$ -	\$ 4,467	\$ -
COMMON AREA PICTURES	\$ -	\$ -	\$ 1,200
GUTTERS / DOWNSPOUTS	\$ -	\$ 1,184	\$ -
TREE PRUNING	\$ 973	\$ -	\$ -
HOT WATER BOILER (COMMON)	\$ -	\$ -	\$ -
DECK STAINING	\$ -	\$ -	\$ 2,712
SOFT WATER RESIN CONTAINER	\$ 6,600	\$ -	\$ 8,000
MASONARY REPAIR	\$ -	\$ -	\$ 2,809
TOTAL CAPITAL	\$ 120,355	\$ 10,099	\$ 130,852

ALL SEASONS HOMEOWNERS ASSOCIATION
2017 BUDGET VARIANCE REPORT

=SUM(O25:O31)

	<u>2017</u> <u>ACTUAL</u>	<u>2017</u> <u>BUDGET</u>	<u>VARIANCE</u> <u>\$</u>	<u>VARIANCE</u> <u>%</u>	<u>2017</u> <u>ACTUAL</u>	<u>2018</u> <u>BUDGET</u>	<u>VARIANCE</u> <u>\$</u>	<u>VARIANCE</u> <u>%</u>
Income								
4000 - INCOME								
4110 - Regular Assessments	188,924.84	188,925.00	(0.16)	0%	188,924.84	194,592.00	5,667.16	3%
4440 - Interest Income	326.37	252.00	51.36	0%	326.37	358.00	31.63	10%
4450 - Other Income	303.36	240.00	63.36	26%	303.36	270.00	(33.36)	-11%
Total 4000 - INCOME	<u>189,554.57</u>	<u>189,417.00</u>	<u>137.57</u>	<u>0%</u>	<u>189,554.57</u>	<u>195,220.00</u>	<u>5,665.43</u>	<u>3%</u>
Total Income	<u>189,554.57</u>	<u>189,417.00</u>	<u>137.57</u>	<u>0%</u>	<u>189,554.57</u>	<u>195,220.00</u>	<u>5,665.43</u>	<u>3%</u>
Net Profit	<u>189,554.57</u>	<u>189,417.00</u>	<u>137.57</u>		<u>189,554.57</u>	<u>195,220.00</u>	<u>5,665.43</u>	<u>3%</u>
Expense								
5110 - HOA Board Expense	1,415.12	200.00	1,215.12	608%	1,415.12	1,425.00	9.88	1%
5430 - Management Fees	12,312.00	12,123.00	189.00	2%	12,312.00	12,447.00	135.00	1%
5999 - MAINTENANCE / RESERVE	30,400.75	29,438.00	962.75	3%	30,400.75	31,986.92	1,586.17	5%
6005 - ADMINISTRATION					0.00	0.00	0.00	0%
6010 - Audit and Accounting	565.00	595.00	(30.00)	-5%	565.00	600.00	35.00	6%
6030 - Insurance	10,963.50	10,500.00	463.50	4%	10,963.50	12,534.00	1,570.50	14%
6210 - Office Supplies	187.45	87.00	100.45	115%	187.45	183.00	(4.45)	-2%
6240 - Postage	171.05	175.00	(3.95)	-2%	171.05	94.00	(77.05)	-45%
6290 - Licenses-Permits / Other	10.00	0.00	10.00	0%	10.00	10.00	0.00	0%
Total 6005 - ADMINISTRATION	<u>11,897.00</u>	<u>11,357.00</u>	<u>540.00</u>	<u>5%</u>	<u>11,897.00</u>	<u>13,421.00</u>	<u>1,524.00</u>	<u>13%</u>
6600 - HOUSEKEEPING								
6610 - Common Area Cleaning	5,773.20	8,682.00	(2,908.80)	66%	5,773.20	6,606.00	832.80	14%
Total 6600 - HOUSEKEEPING	<u>5,773.20</u>	<u>8,682.00</u>	<u>(2,908.80)</u>		<u>5,773.20</u>	<u>6,606.00</u>	<u>832.80</u>	<u>14%</u>
7000 - Engineering								
5170 - Routine Maintenance	22,575.50	18,500.00	4,075.50	22%	22,575.50	21,198.00	(1,377.50)	-6%
5230 - R & M Building	4,481.62	2,650.00	1,831.62	69%	4,481.62	2,651.00	(1,830.62)	-41%
5240 - Pool / Spa Supplies	2,072.47	1,800.00	272.47	15%	2,072.47	1,900.00	(172.47)	-8%
5250 - Pool / Spa Service	13,493.23	22,729.00	(9,235.77)	-41%	13,493.23	14,750.00	1,256.77	9%
5260 - Grounds Maintenance	11,299.30	10,240.00	1,059.30	10%	11,299.30	12,400.00	1,100.70	10%
5270 - Snow Removal	11,533.49	6,405.00	5,128.49	80%	11,533.49	11,500.00	(33.49)	0%
Total 7000 - Engineering	<u>65,455.61</u>	<u>62,324.00</u>	<u>3,131.61</u>	<u>5%</u>	<u>65,455.61</u>	<u>64,399.00</u>	<u>(1,056.61)</u>	<u>-2%</u>
7200 - Services / Utilities								
6260 - Telephone	1,758.68	3,320.00	(1,561.32)	-47%	1,758.68	2,120.00	361.32	21%
7205 - TV/Cable/Internet	10,042.26	8,698.00	1,344.26	15%	10,042.26	10,380.00	337.74	3%
7210 - Electric	10,701.54	12,500.00	(1,798.46)	-14%	10,701.54	10,850.00	148.46	1%
7220 - Natural Gas	4,956.21	5,760.00	(803.79)	-14%	4,956.21	4,820.00	(136.21)	-3%
7240 - Sewer	12,157.24	11,640.00	517.24	4%	12,157.24	12,360.00	202.76	2%
7260 - Water	16,510.69	16,612.00	(101.31)	-1%	16,510.69	17,450.00	939.31	6%
7270 - Trash Removal	(1,023.00)	0.00	(1,023.00)		(1,023.00)	0.00	1,023.00	0%
Total 7200 - Services / Utilities	<u>55,103.62</u>	<u>58,530.00</u>	<u>(3,426.38)</u>	<u>-6%</u>	<u>55,103.62</u>	<u>57,980.00</u>	<u>2,876.38</u>	<u>5%</u>
5200 - Programmed Maintenance								
5201 - Fire Alarm Monitoring	598.40	1,048.00	(449.60)	-43%	598.40	634.00	35.60	6%
5202 - Garage Door Maint	83.50	554.00	(470.50)	-85%	83.50	334.00	250.50	300%
5203 - Fertilizer/Insect Contrl	1,026.78	747.00	279.78	37%	1,026.78	422.08	(604.70)	-59%
5206 - Elevator Service/Repair	3,400.70	2,574.00	826.70	32%	3,400.70	3,470.00	69.30	2%
5205 - Window Cleaning	1,070.00	1,065.00	5.00	0%	1,070.00	1,070.00	0.00	0%
5207- Alarm Maintenance	1,017.89	775.00	242.89	31%	1,017.89	1,025.00	7.11	1%
Total 5200 - Programmed Maintenance	<u>7,197.27</u>	<u>6,763.00</u>	<u>434.27</u>	<u>6%</u>	<u>7,197.27</u>	<u>6,955.08</u>	<u>(242.19)</u>	<u>-3%</u>
Total Expense	<u>189,554.57</u>	<u>189,417.00</u>	<u>137.57</u>	<u>0%</u>	<u>189,554.57</u>	<u>195,220.00</u>	<u>5,665.43</u>	<u>3%</u>
Net Income	<u><u>0.00</u></u>	<u><u>0.00</u></u>	<u><u>0.00</u></u>		<u><u>0.00</u></u>	<u><u>0.00</u></u>	<u><u>0.00</u></u>	

