

CRESTVIEW HOMEOWNERS ASSOCIATION
2019 Budget

	2018	2018	VARIANCE		2018	2019	VARIANCE	
	ACTUAL FORECAST	BUDGET	DOLLARS	PERCENT	ACTUAL FORECAST	BUDGET	DOLLARS	PERCENT
Income								
40000-Association Fee Income								
40100-Member Dues	452,998.00	453,000.00	2.00	0.0%	452,998.00	475,650.00	22,652.00	5.0%
40415-Water/Sewer	144,000.00	144,000.00	-	0.0%	144,000.00	144,000.00	-	0.0%
40450-Internet Service	37,532.00	37,440.00	(92.00)	0.2%	37,532.00	37,440.00	(92.00)	-0.2%
Total for 40000-Association Fee Income	634,530.00	634,440.00	(90.00)	0.0%	634,530.00	657,090.00	22,560.00	3.6%
45000-Other Income								
45150-Interest Income Reserve	70.66	34.00	(36.66)	107.8%	70.66	72.00	1.34	1.9%
45200-Finance Charges / Late Fees	550.96	475.00	(75.96)	16.0%	550.96	567.00	16.04	2.9%
Total for 45000-Other Income	621.62	509.00	(112.62)	22.1%	621.62	639.00	17.38	2.8%
Total Income	635,151.62	634,949.00	(202.62)	0.0%	635,151.62	657,729.00	22,577.38	3.6%
Expense								
50000-General & Administration								
50200-Bank Fees	1,130.45	1,386.53	256.08	-18.5%	1,130.45	1,155.62	25.17	2.2%
50300-Legal and Professional Fees	412.50	-	(412.50)	0.0%	412.50	425.00	12.50	3.0%
50400-Audit	7,057.00	7,057.00	-	0.0%	7,057.00	7,100.00	43.00	0.6%
50450-Accounting	938.64	108.22	(830.42)	767.3%	938.64	6,000.00	5,061.36	539.2%
50480-Board of Director Expense	4,134.45	4,635.31	500.86	-10.8%	4,134.45	4,375.00	240.55	5.8%
50500-Office Supplies	27.78	25.00	(2.78)	11.1%	27.78	30.00	2.22	8.0%
50520-Licenses/Fees/Dues	10.00	10.00	-	0.0%	10.00	10.00	-	0.0%
50525-Management Fees	38,880.00	37,440.00	(1,440.00)	3.8%	38,880.00	41,880.00	3,000.00	7.7%
50540-Postage	251.40	355.00	103.60	-29.2%	251.40	255.00	3.60	1.4%
50550-Insurance	25,830.00	25,830.00	-	0.0%	25,830.00	26,398.26	568.26	2.2%
Total for 50000-General & Administration	78,672.22	76,847.06	(1,825.16)	2.4%	78,672.22	87,628.88	8,956.66	11.4%
51000-Housekeeping/ Maintenance								
51100-Housekeeping Wages	33,205.53	33,955.36	749.83	-2.2%	33,205.53	34,134.99	929.46	2.8%
51150-Housekeeping Supplies	257.70	250.00	(7.70)	3.1%	257.70	265.00	7.30	2.8%
Total for 51000-Housekeeping/ Maintenance	33,463.23	34,205.36	742.13	-2.2%	33,463.23	34,399.99	936.76	2.8%
54000-Security								
60650-Security Systems	3,600.00	3,963.00	363.00	-9.2%	3,600.00	3,708.00	108.00	3.0%
Total for 54000-Security	3,600.00	3,963.00	363.00	-9.2%	3,600.00	3,708.00	108.00	3.0%
60000-Repairs & Maintenance								
60025-Maintenance Wages	55,387.00	55,115.33	(271.67)	0.5%	55,387.00	56,461.41	1,074.41	1.9%
60050-Programmed Maintenance	572.29	563.82	(8.47)	1.5%	572.29	575.00	2.71	0.5%
60075-Alarm Monitoring	3,201.00	3,200.00	(1.00)	0.0%	3,201.00	3,271.57	70.57	2.2%
60100-Landscape	26,166.43	26,500.00	333.57	-1.3%	26,166.43	26,850.00	683.57	2.6%
60115-Fire Sprinklers	1,827.83	1,800.00	(27.83)	1.5%	1,827.83	1,835.00	7.17	0.4%
60140-Painting / Stucco	72.49	100.00	27.51	-27.5%	72.49	73.00	0.51	0.7%
60145-Landscape Contract	1,142.00	1,000.00	(142.00)	14.2%	1,142.00	1,150.00	8.00	0.7%
60150-Building Exterior Repairs	7,065.56	7,000.00	(65.56)	0.9%	7,065.56	7,080.00	14.44	0.2%
60155-Garage Door Repair	3,654.50	3,617.65	(36.85)	1.0%	3,654.50	3,685.00	30.50	0.8%
60160-Plumbing	8,893.15	7,900.00	(993.15)	12.6%	8,893.15	8,927.71	34.56	0.4%
60165-Locks & Keys	160.02	175.00	14.98	-8.6%	160.02	163.24	3.22	2.0%
60170-Parking-Grounds-Roads	1,808.44	1,900.00	91.56	-4.8%	1,808.44	1,815.00	6.56	0.4%
60180-Clubhouse Repairs	1,340.00	1,350.00	10.00	-0.7%	1,340.00	1,350.00	10.00	0.7%
60210-Pool & Spa Maintenance	1,876.00	2,107.29	231.29	-11.0%	1,876.00	1,900.00	24.00	1.3%
60250-Carpet Cleaning	284.11	300.00	15.89	-5.3%	284.11	285.00	0.89	0.3%
60260-Snow Removal	15,212.68	14,600.00	(612.68)	4.2%	15,212.68	15,669.06	456.38	3.0%
60350-Common Areas	139.56	150.00	10.44	-7.0%	139.56	140.00	0.44	0.3%
60375-Window Washing	2,700.00	2,700.00	-	0.0%	2,700.00	2,700.00	-	0.0%
60400-Elevators	11,273.07	11,313.01	39.94	-0.4%	11,273.07	11,559.08	286.01	2.5%
60450-Pest Control	9,125.00	9,125.00	-	0.0%	9,125.00	9,270.00	145.00	1.6%
Total for 60000-Repairs & Maintenance	151,901.13	150,517.10	(1,384.03)	0.9%	151,901.13	154,760.06	2,858.93	1.9%

CRESTVIEW HOMEOWNERS ASSOCIATION

61000-Supplies

61000-Supplies - Other	250.73	250.00	(0.73)	0.3%	250.73	251.00	0.27	0.1%
61100-Supplies-Building	403.15	375.00	(28.15)	7.5%	403.15	407.00	3.85	1.0%
61110-Supplies-Equipment	274.02	300.00	25.98	-8.7%	274.02	276.00	1.98	0.7%
61135-Supplies-Fertilizer/Insects	1,554.28	1,500.00	(54.28)	3.6%	1,554.28	1,570.00	15.72	1.0%
61140-Supplies-Operating	300.72	300.00	(0.72)	0.2%	300.72	305.00	4.28	1.4%
61150-Supplies-Pool	4,588.14	3,000.00	(1,588.14)	52.9%	4,588.14	4,715.00	126.86	2.8%
61160-Supplies-Paint	207.43	200.00	(7.43)	3.7%	207.43	208.00	0.57	0.3%
61170-Supplies-Plumbing	511.49	500.00	(11.49)	2.3%	511.49	512.00	0.51	0.1%
61180-Tool Supplies	101.06	100.00	(1.06)	1.1%	101.06	102.00	0.94	0.9%
61200-Supplies - Snow	600.18	450.00	(150.18)	33.4%	600.18	601.00	0.82	0.1%
Total for 61000-Supplies	8,791.20	6,975.00	(1,816.20)	26.0%	8,791.20	8,346.00	(445.20)	-5.1%

66000-Utilities

66100-Cable TV	48,651.93	40,800.00	(7,851.93)	19.2%	48,651.93	49,381.71	729.78	1.5%
66200-Electric	26,951.52	31,363.56	4,412.04	-14.1%	26,951.52	27,648.02	696.50	2.6%
66300-Gas	9,963.97	10,756.76	792.79	-7.4%	9,963.97	10,209.85	245.88	2.5%
66400-Internet	36,389.41	37,200.00	810.59	-2.2%	36,389.41	36,935.25	545.84	1.5%
66500-Sewer	50,008.92	51,500.00	1,491.08	-2.9%	50,008.92	50,759.05	750.13	1.5%
66600-Telephone	12,547.81	10,942.20	(1,605.61)	14.7%	12,547.81	12,784.35	236.54	1.9%
66800-Water	64,703.57	71,100.00	6,396.43	-9.0%	64,703.57	66,550.32	1,846.75	2.9%
Total for 66000-Utilities	249,217.13	253,662.52	4,445.39	-1.8%	249,217.13	254,268.56	5,051.43	2.0%

89000- Income Taxes	100.00	100.00	-	0.0%	100.00	100.00	-	0.0%
89100-Property Taxes	137.41	100.00	(37.41)	37.4%	137.41	139.50	2.09	1.5%
90000-Future Reserve Accrual	108,576.00	108,578.96	2.96	0.0%	108,576.00	114,378.00	5,802.00	5.3%
Total Expense	108,813.41	108,778.96	(34.45)	0.0%	108,813.41	114,617.50	5,804.09	5.3%
Total Operating Expenses	634,458.32	634,949.00	490.68	-0.1%	634,458.32	657,729.00	23,270.68	3.7%
Net Income	693.30	-	(693.30)		693.30	0.00	(693.30)	

Crestview Homeowners Association 2019 Budget

Capital Reserve Plan 2019 Budget

Component Name	Value	Actual 2018	Projected Budget								
			2019	2020	2021	2022	2023	2024	2025	2026	2027
Flat Roof	80,000	30,903	17,000	21,000	21,000	21,000	10,000				
Repaint Hallways/Interiors of Garages	22,500										
Repaint Buildings & Stain/Oil Decks (A)	24,580	24,580									
Repaint Buildings & Stain/Oil Decks (B & Club House)	24,500		31,000								
Repaint Buildings & Stain/Oil Decks (C)	54,500				26,000						
Repaint Buildings & Stain/Oil Decks (D)	24,500			25,000							
Repaint Buildings & Stain/Oil Decks (E)	24,500					26,000					
Repaint Handrails	2,500		2,750			2,900					
Replace Hall Carpet	48,560	23,207	25,000								
Lobby Tiles											
Driveways-1 1/2 inch overlay	28,854			31,000							
Driveways-Seal Coat	8,244										
Garage Overhead Doors & Lifts (1 / yr)											
Replace Concrete Sidewalks/Stairs	63,000			10,000							
Replace Playground Equipment	9,000		2,500								
Lawn Mower		16,253									
Pool Furniture											
Fitness Room Equipment					2,500	2,500	2,500				
Security Cameras											
Clubhouse Furnishings							5,355				
Clubhouse Remodel							8,000				
Fire Panel											
Sprinkler Replace											
Garage Exhaust Systems											
Water Line Repair											
Pool Replastering	7,000					8,300					
Hot Tub Replastering	3,500					4,100					
Shingle Roof	40,000			60,000	60,000	60,000	60,000	60,000			
Pool Decking Repair			50,000								
Chemical Feeders								3,659			
Building Locks											
Carpet Cleaner											
Clubhouse Pool Boilers (2)	3,000							3,700			
Trex											
Building Settling											
Building Flashing											
Heat Tape				12,000							
Helical Pier Support/ Vapor Seal on Windows		17,155	23,000								
Stucco Repair											
Patio Door		2,982									
Glass Windows		474									
	468,738	115,553	151,250	159,000	109,500	124,800	85,855	67,359	-	-	-
Anticipated Beginning Capital Balance		179,769	173,723	136,851	92,229	97,107	86,685	115,208	162,227	276,605	390,983
Actual / Budgeted Reserve Placement		108,813	114,378	114,378	114,378	114,378	114,378	114,378	114,378	114,378	114,378
Special Assessment		-	-	-	-	-	-	-	-	-	-
Anticipated Excess (Deficiency) of Revenue over Expenses		693	-	-	-	-	-	-	-	-	-
Budgeted Capital Expenses (from above)		(115,553)	(151,250)	(159,000)	(109,500)	(124,800)	(85,855)	(67,359)	-	-	-
Anticipated Ending Capital Balance		173,723	136,851	92,229	97,107	86,685	115,208	162,227	276,605	390,983	505,361