

All Seasons HOA 2019 Budget Variance Report

	<u>2018</u> <u>ACTUAL</u>	<u>2018</u> <u>BUDGET</u>	<u>VARIANCE</u> <u>\$\$</u>	<u>VARIANCE</u> <u>%%</u>	<u>2018</u> <u>ACTUAL</u>	<u>2019</u> <u>BUDGET</u>	<u>VARIANCE</u> <u>\$\$</u>	<u>VARIANCE</u> <u>%%</u>
Income								
40000-Association Fee Income								
40100-Member Dues	194,230.47	194,592.00	(361.53)	-0.19%	194,230.47	198,115.08	3,884.61	2.00%
40435-Trash	0.00	0.00	0.00	0.00%	0.00	0.00	-	0.00%
Total for 40000-Association Fee Income	194,230.47	194,592.00	(361.53)	-0.19%	194,230.47	198,115.08	3,884.61	2.00%
45000-Other Income								
45150-Interest Income Reserve	400.93	358.00	42.93	11.99%	400.93	401.00	0.07	0.02%
45175-Telephone Recovery	0.00	0.00	0.00	0.00%	0.00	0.00	-	0.00%
45350-Vending Commission	288.63	270.00	18.63	6.90%	288.63	289.00	0.37	0.13%
Total for 45000-Other Income	689.56	628.00	61.56	9.80%	689.56	690.00	0.44	0.06%
Total Income	194,920.03	195,220.00	(299.97)	-0.15%	194,920.03	198,805.08	3,885.05	1.99%
Expense								
50000-General & Administration								
50300-Legal and Professional Fees	1,707.50	0.00	1,707.50	0.00%	1,707.50	500.00	(1,207.50)	-70.72%
50450-Accounting	185.00	600.00	(415.00)	-69.17%	185.00	185.00	-	0.00%
50480-Board of Director Expense	1,416.53	1,425.00	(8.47)	-0.59%	1,416.53	1,417.00	0.47	0.03%
50495-Miscellaneous	361.00	10.00	351.00	3510.00%	361.00	365.00	4.00	1.11%
50500-Office Supplies	17.07	183.00	(165.93)	-90.67%	17.07	17.50	0.43	2.52%
50525-Management Fees	12,474.00	12,447.00	27.00	0.22%	12,474.00	12,771.00	297.00	2.38%
50540-Postage	253.64	94.00	159.64	169.83%	253.64	254.50	0.86	0.34%
50550-Insurance	12,726.25	12,534.00	192.25	1.53%	12,726.25	13,033.01	306.76	2.41%
Total for 50000-General & Administration	29,140.99	27,293.00	1,847.99	6.77%	29,140.99	28,543.01	(597.98)	-2.05%
51000-Housekeeping/ Maintenance								
51100-Housekeeping Wages	4,721.00	6,606.00	(1,885.00)	-28.53%	4,721.00	4,835.00	114.00	2.41%
51150-Housekeeping Supplies	259.74	0.00	259.74	0.00%	259.74	262.00	2.26	0.87%
Total for 51000-Housekeeping/ Maintenance	4,980.74	6,606.00	(1,625.26)	-24.60%	4,980.74	5,097.00	116.26	2.33%
60000-Repairs & Maintenance								
60025-Maintenance Wages	22,188.00	21,198.00	990.00	4.67%	22,188.00	22,625.00	437.00	1.97%
60050-Programmed Maintenance	921.67	800.00	121.67	15.21%	921.67	929.00	7.33	0.80%
60075-Alarm Monitoring	327.04	334.00	(6.96)	-2.08%	327.04	331.00	3.96	1.21%
60080-Alarm Repair	588.66	425.00	163.66	38.51%	588.66	600.00	11.34	1.93%
60100-Landscape	13,103.00	12,400.00	703.00	5.67%	13,103.00	12,400.00	(703.00)	-5.37%
60110-HVAC Repair	8.08	11.00	(2.92)	-26.55%	8.08	8.10	0.02	0.25%
60115-Fire Sprinklers	1,187.66	1,000.00	187.66	18.77%	1,187.66	1,200.00	12.34	1.04%
60135-Electrical Repair	976.60	580.00	396.60	68.38%	976.60	1,002.00	25.40	2.60%
60145-Landscape Contract	750.74	800.00	(49.26)	-6.16%	750.74	775.00	24.26	3.23%
60150-Building Exterior Repairs	58.75	50.00	8.75	17.50%	58.75	60.00	1.25	2.13%
60155-Garage Door Repair	312.00	334.00	(22.00)	-6.59%	312.00	315.00	3.00	0.96%
60165-Locks & Keys	182.81	180.00	2.81	1.56%	182.81	185.00	2.19	1.20%
60200-Roof Repair	272.92	250.00	22.92	9.17%	272.92	273.00	0.08	0.03%
60210-Pool & Spa Maintenance	12,904.00	13,750.00	(846.00)	-6.15%	12,904.00	12,000.00	(904.00)	-7.01%
60250-Carpet Cleaning	471.70	500.00	(28.30)	-5.66%	471.70	660.00	188.30	39.92%
60260-Snow Removal	5,064.34	10,000.00	(4,935.66)	-49.36%	5,064.34	9,000.00	3,935.66	77.71%
60350-Common Areas	1,498.11	1,500.00	(1.89)	0.00%	1,498.11	800.00	(698.11)	-46.60%
60375-Window Washing	1,070.00	1,070.00	0.00	0.00%	1,070.00	1,100.00	30.00	2.80%
60400-Elevators	2,160.00	2,470.00	(310.00)	-12.55%	2,160.00	2,345.00	185.00	8.56%
60450-Pest Control	180.00	180.00	0.00	0.00%	180.00	185.00	5.00	2.78%
Total for 60000-Repairs & Maintenance	64,226.08	67,832.00	(3,605.92)	-5.32%	64,226.08	66,793.10	2,567.02	4.00%
61000-Supplies								
61100-Supplies-Building	407.41	450.00	(42.59)	-9.46%	407.41	420.00	12.59	3.09%
61110-Supplies-Equipment	41.79	50.00	(8.21)	-16.42%	41.79	42.00	0.21	0.50%
61120-Supplies-Grounds/Parking	244.54	250.00	(5.46)	-2.18%	244.54	245.50	0.96	0.39%
61130-Supplies-Electrical	189.22	50.00	139.22	278.44%	189.22	191.50	2.28	1.20%
61135-Supplies-Fertilizer/Insects	567.60	422.08	145.52	34.48%	567.60	570.00	2.40	0.42%
61150-Supplies-Pool	1,555.49	1,900.00	(344.51)	-18.13%	1,555.49	1,580.00	24.51	1.58%
61160-Supplies-Paint	54.24	50.00	4.24	8.48%	54.24	55.00	0.76	1.40%
61190-Supplies - Water Softener	345.02	350.00	(4.98)	-1.42%	345.02	352.00	6.98	2.02%
Total for 61000-Supplies	3,405.31	3,522.08	(116.77)	-3.32%	3,405.31	3,456.00	50.69	1.49%

66000-Utilities									
66100-Cable TV	9,370.69	8,680.00	690.69	7.96%	9,370.69	9,511.25	140.56	1.50%	
66200-Electric	11,570.05	10,850.00	720.05	6.64%	11,570.05	11,766.74	196.69	1.70%	
66300-Gas	4,920.15	4,820.00	100.15	2.08%	4,920.15	5,028.39	108.24	2.20%	
66400-Internet	1,761.33	1,700.00	61.33	3.61%	1,761.33	1,787.75	26.42	1.50%	
66500-Sewer	12,081.30	12,360.00	(278.70)	-2.25%	12,081.30	12,141.71	60.41	0.50%	
66600-Telephone	2,091.48	2,120.00	(28.52)	-1.35%	2,091.48	2,124.70	33.22	1.59%	
66700-Trash Removal	0.00	0.00	0.00	0.00%	0.00	0.00	-	0.00%	
66800-Water	20,856.25	17,450.00	3,406.25	19.52%	20,856.25	21,411.43	555.18	2.66%	
Total for 66000-Utilities	62,651.25	57,980.00	4,671.25	8.06%	62,651.25	63,771.97	1,120.72	1.79%	
Total Operating Expenses	164,404.37	163,233.08	1,171.29	0.00%	164,404.37	167,661.08	3,256.71	1.98%	
80000-Other Taxes									
89000- Income Taxes	100.00	0.00	100.00	0.00%	100.00	100.00	-	0.00%	
90000-Future Reserve Accrual	31,980.00	31,986.92	(6.92)	-0.02%	31,980.00	31,044.00	(936.00)	-2.93%	
Total Other Expenses	32,080.00	31,986.92	93.08	0.29%	32,080.00	31,144.00	(936.00)	-2.92%	
Total Expense	196,484.37	195,220.00	1,264.37	0.65%	196,484.37	198,805.08	2,320.71	1.18%	
Excess (Deficiency) of Revenues over Expenses	(1,564.34)	0.00	(1,564.34)		(1,564.34)	0.00	(1,564.34)		

All Seasons Homeowners Association 2019 Budget

Projected Reserve Study

Component Name	Cost	Useful Life	Projected Reserve Study										
			2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
ASPHALT REPAIR	3,717	3		3,000			4,349			4,572			4,808
CONCRETE MASONRY REPAIRS	2,601	2		3,000	2,939		3,043		3,147		3,251		3,365
FASCIA REPLACE	5,731	13											
ROOF REPLACE	101,798	27	109,698										
ROOF REPAIR	2,000	1						2,380	2,420	2,460	2,500	2,536	2,587
SIDING PAINT & REPAIR	4,080	10		69,084		4,692							
HANDRAIL PAINT & REPAIR	4,600	3			5,198			5,474			5,750		
PORTE COCHE	2,000	8					2,340						
DECK STAINING	2,511	3		6,000		2,888			3,038			3,185	
UNDER DECK PAINT/REPAIR	7,245	10		6,000						8,911			
DUMPSTER ENCLOSURE	2,890	10						3,439					
ELEVATOR CAB UPGRADE	6,898	30				7,933							
HEAT TRACE REPAIR	1,765	1	15,450	1,942	1,994	2,030	2,065	2,100	2,136	2,171	2,206	2,238	2,283
COMMON AREA CARPET	8,490	9						10,103					
COMMON AREA PAINT	7,428	9						8,840					
TREE PRUNING	918	4	985			1,056				1,129			
LANDSCAPING	5,235	12			5,000					6,439			
HARDSCAPING	15,606	20											
FIRE SYSTEM REPAIR	10,426	20	8,556										
COMMON AREA REMODEL	100,000												
COMMON AREA FURNITURE	2,653	9						3,157					
POOL UPGRADE	1,167	6	2,302	7,500		1,342						1,480	
POOL FURNITURE	3,789	10				4,167							
Sprinkler Pipe Replacements	5,000			5,000									
POOL FURNACE/HEAT EXCHANGER	1,287	15			3,500						1,609		
SAND FILTER	849	11								1,044			
DOORS & HARDWARE	1,275	6								1,568			
GUTTERS & DOWNSPOUTS	650	3											
INGRESS/EGRESS DOORS	208	3											
SOFT WATER RESIN CONTAINER	3,846	25	8,977										
HOT WATER BOILER COMMON AREA	1,061	16											
POOL HOIST	5,387	7			6,088							6,832	
POOL FENCE PAINTING	1,479	10						1,760					
COMMON AREA HEATING FURNACE	2,653	30				3,051							
Total	327,243		145,967	101,526	24,719	27,159	11,797	37,253	10,741	28,294	15,316	16,271	13,043
Anticipated Beginning Capital Reserve Fund			122,279	6,728	31,246	37,571	41,456	60,703	54,494	74,797	77,547	93,275	108,048
Additional Reserves Anticipated			31,980	31,044	31,044	31,044	31,044	31,044	31,044	31,044	31,044	31,044	31,044
Special Assessments			-	95,000	-	-	-	-	-	-	-	-	-
Anticipated Excess (Deficiency) of Revenues over Expenses			(1,564)	-	-	-	-	-	-	-	-	-	-
Budgeted Capital Expenditures (from above)			(145,967)	(101,526)	(24,719)	(27,159)	(11,797)	(37,253)	(10,741)	(28,294)	(15,316)	(16,271)	(13,043)
Projected Capital Reserves			6,728	31,246	37,571	41,456	60,703	54,494	74,797	77,547	93,275	108,048	126,049