

Caledonian Homeowners Association

2020 Operating Budget

	<u>2019</u>	<u>2019</u>	<u>VARIANCE</u>	<u>VARIANCE</u>	<u>2019</u>	<u>2020</u>	<u>VARIANCE</u>	<u>VARIANCE</u>
	<u>ACTUAL</u>	<u>BUDGET</u>	<u>\$</u>	<u>%</u>	<u>ACTUAL</u>	<u>BUDGET</u>	<u>\$</u>	<u>%</u>
40000-Association Fee Income								
40100-Member Dues	244,805	244,800	5	0.0%	244,805	302,197	57,392	23.4%
40420-HVAC Revenue	76,440	76,440	-	0.0%	76,440	80,000	3,560	4.7%
40430-Parking Garage	14,345	16,224	(1,879)	-11.6%	14,345	14,500	155	1.1%
40440-Cell Tower Income	59,137	63,240	(4,103)	-6.5%	59,137	59,150	13	0.0%
41100-Special Assessments Owners	500,000	500,000	-	0.0%	500,000	750,000	250,000	50.0%
41600-Other Income	-	133	(133)	0.0%	-	-	-	0.0%
Total for 40000-Association Fee Income	894,727	900,837	(6,111)	-0.7%	894,727	1,205,847	311,120	34.8%
45000-Other Income								
45125-Bathroom Recovery	6,900	6,900	-	0.0%	6,900	6,900	-	0.0%
45150-Interest Income Reserve	15	14	1	3.8%	15	12	(3)	-18.1%
45200-Finance Charges / Late Fees	997	200	797	398.5%	997	1,000	3	0.3%
Total for 45000-Other Income	7,912	7,114	798	11.2%	7,912	7,912	0	0.0%
Total Income	902,638	907,951	(5,313)	-0.6%	902,638	1,213,759	311,121	34.5%
Expense								
50000-General & Administration								
50200-Bank Fees	168	-	168	0.0%	168	175	7	4.4%
50225-Building Services	80,156	80,096	60	0.1%	80,156	81,554	1,398	1.7%
50300-Legal and Professional Fees	2,040	-	2,040	0.0%	2,040	3,000	960	47.1%
50400-Audit	1,305	-	1,305	0.0%	1,305	1,310	5	0.4%
50450-Accounting	100	185	(85)	-45.9%	100	100	-	0.0%
50495-Miscellaneous	160	-	160	0.0%	160	160	(0)	0.0%
50500-Office Supplies	96	-	96	0.0%	96	100	4	4.4%
50520-Licenses/Fees/Dues	147	11	136	1236.4%	147	150	3	2.0%
50525-Management Fees	12,042	12,042	-	0.0%	12,042	12,366	324	2.7%
50540-Postage	176	191	(14)	-7.5%	176	180	4	2.1%
50550-Insurance	31,132	33,100	(1,968)	-5.9%	31,132	34,008	2,876	9.2%
Total for 50000-General & Administration	127,522	125,625	1,897	1.5%	127,522	133,103	5,581	4.4%
51000-Housekeeping/ Maintenance								
51100-Housekeeping Wages	20,728	20,037	690	3.4%	20,817	21,125	308	1.5%
51150-Housekeeping Supplies	2,701	2,721	(20)	-0.7%	2,701	2,725	24	0.9%
60250-Carpet Cleaning	13,946	12,800	1,146	9.0%	13,946	14,050	104	0.7%
60375-Window Washing	620	670	(50)	-7.5%	620	625	5	0.8%
Total for 51000-Housekeeping/ Maintenance	37,994	36,228	1,766	4.9%	37,994	38,525	531	1.4%
60000-Repairs & Maintenance								
60025-Maintenance Wages	44,438	35,488	8,950	25.2%	44,438	46,477	2,040	4.6%
60050-Programmed Maintenance	2,330	3,335	(1,005)	-30.1%	2,330	2,400	70	3.0%
60075-Alarm Monitoring	809	759	50	6.6%	809	840	31	3.8%
60080-Alarm Repair	-	683	(683)	-100.0%	-	-	-	0.0%
60100-Landscape	863	252	610	242.2%	863	900	38	4.3%
60108-HVAC Repair	2,538	2,690	(153)	-5.7%	2,538	2,595	58	2.3%
60110-HVAC Contract Repair	6,221	-	6,221	0.0%	6,221	6,600	379	6.1%
60115-Fire Sprinklers	6,046	2,020	4,027	199.4%	6,046	3,000	(3,046)	-50.4%
60130-Lighting Repair	363	347	15	4.4%	363	400	38	10.3%
60135-Electrical Repair	375	320	55	17.1%	375	400	25	6.7%
60138-Electrical Repair Contractor	835	-	835	0.0%	835	850	16	1.9%
60140-Painting / Stucco	1,125	9,020	(7,895)	-87.5%	1,125	1,150	25	2.2%
60150-Building Exterior Repairs	-	1,180	(1,180)	-100.0%	-	-	-	0.0%
60160-Plumbing	7,450	13,002	(5,552)	-42.7%	7,450	8,250	800	10.7%
60163-Plumbing Contractor	14,238	-	14,238	0.0%	14,238	16,400	2,162	15.2%
60165-Locks & Keys	587	923	(336)	-36.4%	587	600	13	2.1%
60170-Parking-Grounds-Roads	124	502	(378)	-75.2%	124	125	1	0.5%
60175-Rental Equipment	487	160	327	204.2%	487	500	13	2.7%
60190-HVAC	-	4,495	(4,495)	-100.0%	-	-	-	0.0%
60200-Roof Repair	2,150	3,586	(1,436)	-40.0%	2,150	500	(1,650)	-76.7%
60205-Roof Repair Contractor	586	-	586	0.0%	586	2,400	1,814	309.6%

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	<u>ACTUAL</u>	<u>BUDGET</u>	<u>\$</u>	<u>%</u>	<u>ACTUAL</u>	<u>BUDGET</u>	<u>\$</u>	<u>%</u>
60260-Snow Removal	6,175	4,330	1,845	42.6%	6,175	4,500	(1,675)	-27.1%
60265-Snow Removal Contractor	8,872	-	8,872	0.0%	8,872	9,000	128	1.4%
60300-In Room Maintenance	-	357	(357)	-100.0%	-	-	-	0.0%
60350-Common Areas	3,717	1,736	1,980	114.1%	3,717	3,825	108	2.9%
60400-Elevators	4,601	4,422	179	4.1%	4,601	4,650	49	1.1%
Total for 60000-Repairs & Maintenance	114,929	89,607	25,322	28.3%	114,929	116,362	1,433	1.2%
61000-Supplies								
61100-Supplies-Building	648	638	10	1.6%	648	660	12	1.9%
61110-Supplies-Equipment	-	328	(328)	-100.0%	-	-	-	0.0%
61120-Supplies-Grounds/Parking	134	-	134	0.0%	134	135	1	0.5%
61125-Supplies-HVAC	631	-	631	0.0%	631	660	29	4.6%
61130-Supplies-Electrical	639	616	24	3.9%	639	660	21	3.2%
61140-Supplies-Operating	-	105	(105)	-100.0%	-	-	-	0.0%
61150-Supplies-Pool	-	77	(77)	-100.0%	-	-	-	0.0%
61160-Supplies-Paint	109	112	(3)	-2.5%	109	250	141	129.1%
61170-Supplies-Plumbing	-	132	(132)	-100.0%	-	-	-	0.0%
61180-Tool Supplies	301	212	88	41.7%	301	325	24	8.1%
61190-Supplies - Water Softener	1,438	1,696	(258)	-15.2%	1,438	1,550	112	7.8%
Total for 61000-Supplies	3,901	3,917	(16)	-0.4%	3,901	4,240	339	8.7%
66000-Utilities								
66100-Cable TV	5,404	5,580	(176)	-3.2%	5,404	5,674	270	5.0%
66200-Electric	40,835	37,180	3,655	9.8%	40,835	42,060	1,225	3.0%
66300-Gas	21,216	16,248	4,968	30.6%	21,216	21,853	636	3.0%
66400-Internet	16,177	16,800	(623)	-3.7%	16,177	16,986	809	5.0%
66500-Sewer	12,020	8,880	3,140	35.4%	12,020	12,381	361	3.0%
66600-Telephone	2,697	2,708	(11)	-0.4%	2,697	2,778	81	3.0%
66700-Trash Removal	10,417	12,231	(1,814)	-14.8%	10,417	10,729	313	3.0%
66800-Water	41,893	41,991	(98)	-0.2%	41,893	43,150	1,257	3.0%
Total for 66000-Utilities	150,660	141,618	9,041	6.4%	150,660	155,611	4,951	3.3%
89000- Income Taxes	2,881	100	2,781	2781.3%	2,881	2,900	19	0.6%
89100-Property Taxes	(24,308)	(23,092)	(1,217)	5.3%	(24,308)	(24,325)	(17)	0.1%
90500-Special Assessment Accrual	500,000	500,000	-	0.0%	500,000	750,000	250,000	50.0%
90000-Future Reserve Accrual	33,948	33,948	-	0.0%	33,948	37,343	3,395	10.0%
Total Other Expense	512,521	510,956	1,565	0.3%	512,521	765,918	253,397	49.4%
Total Expense	947,526	907,951	39,575	4.4%	947,526	1,213,759	266,233	
Excess (Deficiency) of Revenues over Expenses	(44,888)	0	(44,888)		(44,888)	0	44,888	

