

## Fort Marcy HOA 2020 Operating Budget

	2019 Actual	2019 Budget	\$ Variance	% CHG		2019 Actual	2020 Budget	\$ Variance	% CHG
<b>Income</b>									
<b>40000-Association Fee Income</b>									
40100-Member Dues	375,061	375,000	61	0.02%		375,061	393,800	18,739	5.00%
40200-Owner Reserve	210,012	210,000	12	0.01%		210,012	210,000	(12)	-0.01%
40350-ASRL Contribution	31,809	29,329	2,481	8.46%		31,809	32,000	191	0.60%
40400-Unit 99/100	23,805	23,550	255	1.08%		23,805	24,376	571	2.40%
41600-Other Income	990	25	965	3859.12%		990	-	(990)	-100.00%
<b>Total for 40000-Association Fee Income</b>	<b>641,677</b>	<b>637,904</b>	<b>3,774</b>	<b>0.59%</b>		<b>641,677</b>	<b>660,176</b>	<b>18,499</b>	<b>2.88%</b>
<b>45000-Other Income</b>									
45100-Interest Income Operating	6	-	6	0.00%		6	-	(6)	-100.00%
45150-Interest Income Reserve	826	541	285	52.61%		826	2,400	1,574	190.71%
45200-Finance Charges / Late Fees	5,353	1,725	3,628	210.30%		5,353	3,600	(1,753)	-32.74%
45250-Storage Income	56,600	55,957	643	1.15%		56,600	56,760	160	0.28%
45260-Mail Box Rental	1,600	-	1,600	0.00%		1,600	1,600	-	0.00%
<b>Total for 45000-Other Income</b>	<b>64,384</b>	<b>58,223</b>	<b>6,162</b>	<b>10.58%</b>		<b>64,384</b>	<b>64,360</b>	<b>(24)</b>	<b>-0.04%</b>
<b>Total Income</b>	<b>706,062</b>	<b>696,126</b>	<b>9,936</b>	<b>1.43%</b>		<b>706,062</b>	<b>724,536</b>	<b>18,474</b>	<b>2.62%</b>
<b>Expense</b>									
<b>50000-General &amp; Administration</b>									
50200-Bank Fees	1,088	1,148	(60)	-5.20%		1,088	720	(368)	-33.85%
50300-Legal and Professional Fees	1,359	6,558	(5,199)	-79.28%		1,359	3,000	1,641	120.82%
50400-Audit	1,215	1,170	45	3.85%		1,215	7,000	5,785	476.13%
50480-Board of Director Expense	16,400	15,000	1,400	9.34%		16,400	16,500	100	0.61%
50495-Miscellaneous	385	1,367	(982)	-71.84%		385	235	(150)	-38.97%
50500-Office Supplies	24	-	24	0.00%		24	-	(24)	-100.00%
50520-Licenses/Fees/Dues	137	147	(10)	-6.83%		137	115	(22)	-15.75%
50525-Management Fees	32,912	32,700	212	0.65%		32,912	33,960	1,048	3.18%
50540-Postage	329	390	(61)	-15.52%		329	335	6	1.70%
50550-Insurance	28,287	28,072	215	0.77%		28,287	29,334	1,047	3.70%
<b>Total for 50000-General &amp; Administration</b>	<b>82,136</b>	<b>86,552</b>	<b>(4,416)</b>	<b>-5.10%</b>		<b>82,136</b>	<b>91,199</b>	<b>9,063</b>	<b>11.03%</b>
<b>51000-Housekeeping/ Maintenance</b>									
51100-Housekeeping Labor	504	-	504	0.00%		504	510	6	1.12%
<b>Total for 51000-Housekeeping/ Maintenance</b>	<b>504</b>	<b>-</b>	<b>504</b>	<b>0.00%</b>		<b>504</b>	<b>510</b>	<b>6</b>	<b>1.12%</b>
<b>54000-Security</b>									
60650-Security Systems	-	173	(173)	-100.00%		-	-	-	0.00%
60600-Security Labor	4,408	8,550	(4,142)	-48.45%		4,408	4,475	67	1.53%
<b>Total for 54000-Security</b>	<b>4,408</b>	<b>8,722</b>	<b>(4,315)</b>	<b>-49.47%</b>		<b>4,408</b>	<b>4,475</b>	<b>67</b>	<b>1.53%</b>
<b>60000-Repairs &amp; Maintenance</b>									
60030-Contract Services	14,690	11,039	3,651	33.08%		14,690	14,850	160	1.09%
60075-Alarm Monitoring	25,795	28,422	(2,627)	-9.24%		25,795	20,022	(5,773)	-22.38%
60100-Landscape Labor	10,753	15,398	(4,645)	-30.17%		10,753	10,850	97	0.90%
60105-Landscape Contract	38,648	40,011	(1,363)	-3.41%		38,648	38,920	272	0.70%
60120-Compound Maintenance	33,449	52,467	(19,018)	-36.25%		33,449	48,168	14,719	44.00%
60140-Painting / Stucco Labor	15,313	9,744	5,568	57.15%		15,313	24,000	8,687	56.73%
60150-Building Exterior Repairs Labor	11,411	14,316	(2,905)	-20.29%		11,411	6,000	(5,411)	-47.42%
60160-Plumbing Labor	185	7,535	(7,350)	-97.54%		185	-	(185)	0.00%
60163-Plumbing Contractor	5,966	450	5,516	1225.75%		5,966	6,000	34	0.57%
60170-Parking-Roads Labor	5,798	10,859	(5,061)	-46.61%		5,798	5,850	52	0.90%
60180-Clubhouse Repairs	21,039	5,497	15,542	282.75%		21,039	16,500	(4,539)	-21.57%
60200-Roof Repair Labor	20,746	1,100	19,646	1785.96%		20,746	19,150	(1,596)	-7.69%
60205-Roof Repair Contractor	6,547	10,897	(4,350)	-39.92%		6,547	6,650	103	1.57%
60210-Pool & Spa Maintenance Labor	12,000	16,915	(4,915)	-29.06%		12,000	12,000	-	0.00%
60215-Pool & Spa Contractor	244	-	244	0.00%		244	-	(244)	-100.00%
60260-Snow Removal Labor	6,969	-	6,969	0.00%		6,969	5,000	(1,969)	-28.26%
60265-Snow Removal Contractor	4,491	4,430	61	1.37%		4,491	3,700	(791)	-17.60%
60450-Pest Control	13,929	8,500	5,429	63.87%		13,929	12,371	(1,558)	-11.19%
<b>Total for 60000-Repairs &amp; Maintenance</b>	<b>247,973</b>	<b>237,579</b>	<b>10,393</b>	<b>4.37%</b>		<b>247,973</b>	<b>250,031</b>	<b>2,058</b>	<b>0.83%</b>
<b>61000-Supplies</b>									
61120-Supplies-Grounds/Parking	136	3,630	(3,494)	-96.26%		136	140	4	3.20%
61150-Supplies-Pool	149	1,031	(882)	-85.54%		149	-	(149)	-100.00%
61200-Supplies-Snow Removal	477	-	477	0.00%		477	500	23	4.79%
<b>Total for 61000-Supplies</b>	<b>762</b>	<b>4,661</b>	<b>(3,899)</b>	<b>-83.65%</b>		<b>762</b>	<b>640</b>	<b>(122)</b>	<b>-16.00%</b>
<b>66000-Utilities</b>									
66100-Cable TV	9,592	14,143	(4,551)	-32.18%		9,592	9,840	248	2.59%
66200-Electric	24,633	24,062	571	2.37%		24,633	25,372	739	3.00%
66300-Gas	8,042	5,719	2,323	40.61%		8,042	8,283	241	3.00%
66400-Internet	23,669	9,508	14,161	148.94%		23,669	23,500	(169)	-0.71%

66500-Sewer	18,181	21,590	(3,408)	-15.79%	18,181	18,727	545	3.00%
66600-Telephone	2,880	2,400	480	20.00%	2,880	2,400	(480)	-16.67%
66700-Trash Removal	16,020	12,314	3,706	30.10%	16,020	16,387	367	2.29%
66800-Water	41,769	45,575	(3,806)	-8.35%	41,769	43,022	1,253	3.00%
<b>Total for 66000-Utilities</b>	<b>144,786</b>	<b>135,310</b>	<b>9,476</b>	<b>7.00%</b>	<b>144,786</b>	<b>147,530</b>	<b>2,745</b>	<b>1.90%</b>
<b>Non-Operating Expenses</b>								
67000-Unit Expenses	7,430	-	7,430	0.00%	7,430	7,802	372	5.00%
88500-Mortgage Interest	11,463	11,702	(239)	-2.05%	11,463	10,650	(813)	-7.09%
89000- Income Taxes	1,700	1,600	100	6.25%	1,700	1,700	-	0.00%
90000-Future Reserve Accrual	210,000	210,000	-	0.00%	210,000	210,000	-	0.00%
<b>Total Non-Operating Expenses</b>	<b>230,593</b>	<b>223,302</b>	<b>7,291</b>	<b>3.26%</b>	<b>230,593</b>	<b>230,152</b>	<b>(441)</b>	<b>-0.19%</b>
<b>Total Expenses</b>	<b>711,161</b>	<b>696,127</b>	<b>15,034</b>	<b>2.16%</b>	<b>711,161</b>	<b>724,537</b>	<b>13,376</b>	<b>1.88%</b>
<b>Net Income</b>	<b>(5,099)</b>	<b>(0)</b>	<b>(5,099)</b>		<b>(5,099)</b>	<b>(0)</b>	<b>5,098</b>	



Gutters and Roofing									
Gutters and Downspouts - Clubhouse									
Gutters and Downspouts - Units									
Roofing - Canales									
Roofing - Garage Storage Area									
Roofing - Clubhouse Replacement				50,000					
Roofing - Flat Recoating									
Roofing - Pool Building Replacement									
Roofing - Unit Refurbishment	3,570	400,000	400,000						
HVAC									
Air Conditioner Replacement									
Irrigation									
Backflow Preventers									
Irrigation Spigots									
Irrigation Controllers Replacement									
Lighting									
Bollards									
Parking Lot Fixtures	4,527								
Storage Area Fixtures									
Unit Exterior Fixture Replacement									
Painting and Repairs									
Clubhouse Interior									
Metal Components									
Stucco - Storage Buildings								4,939	
Wood - Gazebo									
Painting - Parking Lot									
Repairs - Buildings									
Repairs - Stucco Units	2,911			225,000	225,000				
Repairs - Stucco Storage									
Pool and Spa									
Pool Filter - Replacement		1,532				1,532			
Pool Heater - Replacement						3,501			
Pool Lift - Replacement									
Pool Renovation (2018)									
Pool Resurfacing	2,407								
Pool and Spa Pump Replacement								2,025	
Spa Filter Replacement									
Spa Heater Replacement									
Spa Replacement									
Renovation									
Clubhouse Refurbishment	11,745								
P.O. Cluster Box									
Gazebo Replacement						9,532			
Pool Restroom Refurbishment									
Signage									
Metal Replacement	1,610	2,000							
Wood Replacement									
TOTAL EXPENDITURES	58,371	413,162	443,394	74,000	225,000	243,565	23,733	52,525	81,321

BEGINNING CAPITAL RESERVE FUND BALANCE	649,762	796,292	593,130	359,736	495,736	480,736	447,171	633,438	790,913
ADDITIONAL RESERVES BASED ON ANTICIPATED ABILITY	210,000	210,000	210,000	210,000	210,000	210,000	210,000	210,000	210,000
EXCESS (DEFICIENCY ) OF REVENUES OVER EXPENSES	(5,099)								
CAPITAL EXPENSES	(58,371)	(413,162)	(443,394)	(74,000)	(225,000)	(243,565)	(23,733)	(52,525)	(81,321)
ENDING CAPITAL RESERVE FUND BALANCE	796,292	593,130	359,736	495,736	480,736	447,171	633,438	790,913	919,592