

All Seasons HOA 2021 Budget Variance Report

	<u>2020 ACTUAL</u>	<u>2020 BUDGET</u>	<u>VARIANCE \$</u>	<u>2020 ACTUAL</u>	<u>2021 BUDGET</u>	<u>VARIANCE \$</u>	<u>VARIANCE %</u>
Income							
40000-Association Fee Income							
40100-Member Dues	216,698.40	222,885.00	(6,186.60)	216,698.40	270,343.99	53,645.59	24.76%
41100-Special Assessments Owners	0.00	0.00	0.00	0.00	100,000.00	100,000.00	
Total for 40000-Association Fee Income	216,698.40	222,885.00	(6,186.60)	216,698.40	370,343.99	153,645.59	70.90%
45000-Other Income							
41600-Other Income	999.36	0.00	999.36	999.36	1,800.00	800.64	
45100-Interest Income Operating	0.18	0.00	0.18	0.18	0.00	(0.18)	
45175-Telephone Recovery	783.00	0.00	783.00	783.00	174.00	(609.00)	
45200-Finance Charges / Late Fees	274.04	0.00	274.04	274.04	0.00	(274.04)	
45350-Vending Commission	76.13	90.00	(13.87)	76.13	0.00	(76.13)	
Total for 45000-Other Income	2,132.71	90.00	2,042.71	2,132.71	1,974.00	(158.71)	-7.44%
Total Income	218,831.11	222,975.00	(4,143.89)	218,831.11	372,317.99	153,486.88	70.14%
Expense							
50000-General & Administration							
50200-Bank Fees	60.00	0.00	60.00	60.00	0.00	(60.00)	
50300-Legal and Professional Fees	1,950.00	2,000.00	(50.00)	1,950.00	2,000.00	50.00	
50400-Audit	595.00	0.00	595.00	595.00	600.00	5.00	
50450-Accounting	0.00	600.00	(600.00)	0.00	0.00	-	
50475-Bad Debt	1,177.29	1,200.00	(22.71)	1,177.29	1,200.00	22.71	
50480-Board of Director Expense	348.19	500.00	(151.81)	348.19	0.00	(348.19)	
50495-Miscellaneous	10.00	50.00	(40.00)	10.00	50.00	40.00	
50520-Licenses/Fees/Dues	212.00	0.00	212.00	212.00	0.00	(212.00)	
50525-Management Fees	13,095.00	13,095.00	0.00	13,095.00	12,447.00	(648.00)	
50540-Postage	84.75	145.00	(60.25)	84.75	145.00	60.25	
50500-Office Supplies	142.62	0.00	142.62	142.62	0.00	(142.62)	
50550-Insurance	18,996.15	19,731.47	(735.32)	18,996.15	27,247.97	8,251.82	
Total for 50000-General & Administration	36,671.00	37,321.47	(650.47)	36,671.00	43,689.97	7,018.97	19.14%
51000-Housekeeping/ Maintenance							
51100-Housekeeping Labor	5,648.00	7,940.00	(2,292.00)	5,648.00	10,800.00	5,152.00	
51150-Housekeeping Supplies	126.55	300.00	(173.45)	126.55	950.00	823.45	
60250-Carpet Clean	885.00	940.00	(55.00)	885.00	1,466.00	581.00	
60375-Window Washing	535.00	1,100.00	(565.00)	535.00	1,200.00	665.00	
Total for 51000-Housekeeping/ Maintenance	7,194.55	10,280.00	(3,085.45)	7,194.55	14,416.00	7,221.45	100.37%
54000-Security							
60670-Owner Services	25.00	1,100.00	(1,075.00)	25.00	0.00	(25.00)	
Total for 54000-Security	25.00	1,100.00	(1,075.00)	25.00	0.00	(25.00)	-100.00%
60000-Repairs & Maintenance							
60025-Maintenance Labor	16,768.31	23,322.50	(6,554.19)	16,768.31	23,322.50	6,554.19	
60040-Pool Attendant Labor	15.00	0.00	15.00	15.00	0.00	(15.00)	
60030-Contract Services	0.00	0.00	0.00	0.00	4,000.00	4,000.00	
60050-Programmed Maintenance	200.50	675.00	(474.50)	200.50	675.00	474.50	
60075-Alarm Monitoring	300.00	310.00	(10.00)	300.00	310.00	10.00	
60100-Landscape Labor	6,322.50	11,750.00	(5,427.50)	6,322.50	1,000.00	(5,322.50)	
60105-Landscape Contract	3,234.39	1,400.00	1,834.39	3,234.39	16,000.00	12,765.61	
60108-HVAC Labor	582.50	0.00	582.50	582.50	0.00	(582.50)	
60115-Fire Sprinklers	7,896.73	1,225.00	6,671.73	7,896.73	6,000.00	(1,896.73)	
60130-Lighting Repair Labor	295.83	0.00	295.83	295.83	0.00	(295.83)	
60135-Electrical Repair Labor	231.67	525.00	(293.33)	231.67	0.00	(231.67)	
60138-Electrical Repair Contractor	916.50	500.00	416.50	916.50	500.00	(416.50)	
60140-Painting / Stucco Labor	250.00	0.00	250.00	250.00	0.00	(250.00)	
60150-Building Exterior Repairs Labor	0.00	180.00	(180.00)	0.00	0.00	-	
60153-Building Exterior Repairs Contractor	1,500.00	0.00	1,500.00	1,500.00	0.00	(1,500.00)	
60155-Garage Door Repair	534.39	600.00	(65.61)	534.39	2,400.00	1,865.61	
60160-Plumbing Labor	514.17	0.00	514.17	514.17	0.00	(514.17)	
60163-Plumbing Contractor	536.00	600.00	(64.00)	536.00	600.00	64.00	
60165-Locks & Keys	133.00	115.00	18.00	133.00	475.00	342.00	
60170-Parking-Grounds-Roads Labor	912.50	130.00	782.50	912.50	0.00	(912.50)	
60205-Roof Repair Contractor	798.00	250.00	548.00	798.00	0.00	(798.00)	
60210-Pool & Spa Maintenance Labor	14,023.33	14,000.00	23.33	14,023.33	14,000.00	(23.33)	
60215-Pool & Spa Contractor	892.47	0.00	892.47	892.47	0.00	(892.47)	

60260-Snow Removal Labor	6,857.50	10,500.00	(3,642.50)	6,857.50	10,500.00	3,642.50	
60265-Snow Removal Contractor	350.00	750.00	(400.00)	350.00	750.00	400.00	
60350-Common Areas	3,777.50	280.00	3,497.50	3,777.50	0.00	(3,777.50)	
60400-Elevators	4,737.00	1,448.66	3,288.34	4,737.00	3,800.00	(937.00)	
60450-Pest Control	269.45	250.00	19.45	269.45	1,500.00	1,230.55	
Total for 60000-Repairs & Maintenance	74,642.14	68,811.16	5,830.98	74,642.14	85,832.50	11,190.36	14.99%
61000-Supplies							
61100-Supplies-Building	759.01	425.00	334.01	759.01	504.00	(255.01)	
61120-Supplies-Grounds/Parking	187.83	150.00	37.83	187.83	0.00	(187.83)	
61130-Supplies-Electrical	96.69	30.00	66.69	96.69	0.00	(96.69)	
61140-Supplies-Operating	82.96	60.00	22.96	82.96	0.00	(82.96)	
61145-Supplies - Fuel	123.35	165.00	(41.65)	123.35	165.00	41.65	
61150-Supplies-Pool	2,063.46	2,652.00	(588.54)	2,063.46	2,652.00	588.54	
61190-Supplies - Water Softener	245.02	245.00	0.02	245.02	245.00	(0.02)	
61200-Supplies-Snow Removal	167.69	400.00	(232.31)	167.69	400.00	232.31	
Total for 61000-Supplies	3,933.05	4,127.00	(193.95)	3,933.05	3,966.00	32.95	0.84%
66000-Utilities							
66100-Cable TV	9,879.44	10,281.71	(402.26)	9,879.44	0.00	(9,879.44)	
66200-Electric	10,878.05	11,287.75	(409.70)	10,878.05	11,421.95	543.90	
66300-Gas	3,480.54	3,815.84	(335.30)	3,480.54	3,654.57	174.03	
66400-Internet	1,779.59	1,700.00	79.59	1,779.59	14,900.00	13,120.41	
66500-Sewer	12,406.20	12,821.28	(415.08)	12,406.20	12,821.28	415.08	
66600-Telephone	2,251.00	2,133.47	117.53	2,251.00	1,000.00	(1,251.00)	
66700-Trash Removal	0.00	0.00	0.00	0.00	0.00	-	
66800-Water	20,102.89	22,611.37	(2,508.48)	20,102.89	22,611.37	2,508.48	
Total for 66000-Utilities	60,777.71	64,651.41	(3,873.70)	60,777.71	66,409.17	5,631.46	9.27%
Total Operating Expenses	183,218.45	185,191.04	(1,972.59)	183,218.45	214,313.64	31,095.19	16.97%
80000-Other Taxes							
89000- Income Taxes	0.00	0.00	0.00	0.00	100.00	100.00	
90000-Reserve Fund Contribution	38,867.88	38,967.88	(100.00)	38,867.88	57,904.36	19,036.48	
90500-Special Assessment Accrual	0.00	0.00	0.00	0.00	100,000.00	100,000.00	
Total Other Expenses	38,867.88	38,967.88	(100.00)	38,867.88	158,004.36	119,136.48	306.52%
Total Expense	222,111.33	224,158.92	(2,047.59)	222,111.33	372,317.99	150,206.66	67.63%
Excess (Deficiency) of Revenues over Expenses	(3,280.22)	0.00	(3,280.22)	(3,280.22)	0.00	(3,280.22)	

Projected Capital Budget

Component Name	Cost	Useful Life	Projected Capital Budget									
			2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
ASPHALT REPAIR	3,717	3			22,000	4,400			4,600			
CONCRETE MASONRY REPAIRS	2,601	2			3,043		3,147		3,251		3,365	9,932
FASCIA REPLACE	5,731	13										
ROOF REPLACE	101,798	27										
ROOF REPAIR	2,000	1										
SIDING PAINT & REPAIR	4,080	10										99,315
HANDRAIL PAINT & REPAIR	4,600	3	409			5,474			5,750			
PORTE COCHE	2,000	8			2,340							
DECK STAINING	2,511	3					3,038				3,185	
UNDER DECK PAINT/REPAIR	7,245	10						8,911				
DECK STRUCTURAL												66,210
GARAGE DOOR OPENER			1,848									1,304
GARAGE GENERAL IMPROVEMENTS				12,000								
STAIRWAYS												13,242
DUMPSTER ENCLOSURE	2,890	10				3,439						
ELEVATOR CAB UPGRADE	6,898	30						7,933				
HEAT TAPE REPAIR	1,765	1		4,024	2,065	2,100	2,136	2,171	2,206	2,238	2,283	17,877
EXTERIOR LIGHTING	18,500	0			18,500							
COMMON AREA CARPET	8,490	9				10,103						
COMMON AREA PAINT	7,428	9				8,840						
TREE PRUNING	918	4						1,129				
LANDSCAPING	5,235	12			2,500			6,439				
HARDSCAPING	15,606	20										
FIRE SYSTEM REPAIR	10,426	20										19,002
COMMON AREA REMODEL	100,000											
COMMON AREA FURNITURE	2,653	9				3,157						
POOL UPGRADE	1,167	6				7,500				1,480		265
POOL FURNITURE	3,789	10		5,000								
Fire Sprinkler Pipe Replacements	5,000											
POOL FURNACE/HEAT EXCHANGER	1,287	15	4,727						1,609			
SAND FILTER	849	11						1,044				
DOORS & HARDWARE	1,275	6						1,568				
GUTTERS & DOWNSPOUTS	650	3										9,269
INGRESS/EGRESS DOORS	208	3										
SOFT WATER RESIN CONTAINER	3,846	25										
HOT WATER BOILER COMMON AREA	1,061	16				3,000						
POOL HOIST	5,387	7							6,832			
POOL FENCE PAINTING	1,479	10				1,760						
COMMON AREA HEATING FURNACE	2,653	30		3,051								
PROFESSIONAL SERVICES			4,815	67,100								
LOCKS			4,754									
LABOR			1,419									
Total	345,743		17,973	91,175	50,448	49,773	8,321	29,195	17,416	10,550	8,833	236,416

Anticipated Beginning Capital Reserve Fund	96,340	113,955	180,684	189,877	201,535	256,488	292,465	342,176	400,767	463,149
Additional Reserves Anticipated	38,868	57,904	59,641	61,431	63,274	65,172	67,127	69,141	71,215	73,352
Special Assessments	-	100,000	-	-	-	-	-	-	-	-
Anticipated Excess (Deficiency) of Revenues over Expenses	(3,280)	-	-	-	-	-	-	-	-	-
Budgeted Capital Expenditures (from above)	(17,973)	(91,175)	(50,448)	(49,773)	(8,321)	(29,195)	(17,416)	(10,550)	(8,833)	(236,416)
Projected Capital Reserves	113,955	180,684	189,877	201,535	256,488	292,465	342,176	400,767	463,149	522,058
	358,604	344,686	399,607	425,744	420,803	470,110	517,507	544,018	642,436	522,058
	31.78%	52.42%	47.52%	47.34%	60.95%	62.21%	66.12%	73.67%	72.09%	57.48%
			2/2/2021							

All Seasons Condos 2021 Budget Assumptions

Maintenance Labor

General Routine Maintenance		14,822.50
HVAC Labor		500.00
Lighting Repair Labor		250.00
Electrical Repair Labor		250.00
Painting / Stucco Labor		500.00
Building Exterior Repairs Labor		1,500.00
Plumbing Labor		1,000.00
Parking-Grounds-Roads Labor		1,000.00
Common Areas		3,500.00
	Total	23,322.50

Contract Services

Programmed Maintenance		500.00
HVAC Repair		500.00
Electrical Repair Contractor		1,000.00
Building Exterior Repairs Contractor		1,000.00
Plumbing Contractor		1,000.00
	Total	4,000.00

Landscape Contractor

General Landscape Maintenance	\$1,400 per month from April to September	8,400.00
Irrigation Repairs and Maintenance	\$500 per month from March to September	3,500.00
Tree Care		4,100.00
	Total	16,000.00

Elevators

\$180.08 monthly service contract plus \$1,639 for emergencies **3,800.00**

Building Supplies

General Building Supplies	Increased due to greater need for cleaning supplies	204.00
Grounds/Parking Supplies		100.00
Electrical Supplies		100.00
Operating Supplies		100.00
	Total	504.00

Internet

Cable TV and Internet combined from March to December **14,900.00**