



	2021				2022			
	Actuals	Budget	Variance	% CHG	Actuals	Budget	Variance	% CHG
Revenue								
40100-Member Dues	741,110.94	741,101.77	9.17	0.00%	741,110.94	815,222.04	74,111.09	10.00%
40350-ASRL Contribution	24,201.47	24,000.00	201.47	0.83%	24,201.47	14,400.00	(9,801.47)	-40.50%
41100-Special Assessments Owners	1,000,006.18	1,000,000.00	6.18	0.00%	1,000,006.18	-	(1,000,006.18)	-100.00%
Total for Revenue	1,765,318.59	1,765,101.77	216.82	0.01%	1,765,318.59	829,622.04	(935,696.56)	-53.00%
Other Income								
45100-Interest Income Operating	30.91	-	30.91	100.00%	30.91	-	(30.91)	-100.00%
45150-Interest Income Reserve	1,057.75	3,600.00	(2,542.25)	-240.35%	1,057.75	120.00	(937.75)	-88.66%
45200-Finance Charges / Late Fees	4,377.87	2,400.00	1,977.87	45.18%	4,377.87	2,400.00	(1,977.87)	-45.18%
45205-HOA Violations/Fines Income	125.00	-	125.00	100.00%	125.00	-	(125.00)	-100.00%
45250-Storage Income	1,935.00	1,800.00	135.00	6.98%	1,935.00	4,680.00	2,745.00	141.86%
45275-Reinvestment/Transfer Fees	-	-	-	0.00%	-	20,250.00	20,250.00	0.00%
45350-Vending Commission	625.55	600.00	25.55	4.08%	625.55	650.00	24.45	3.91%
45160-Unrealized Gain/Loss on Investment	(16.68)	-	(16.68)	100.00%	(16.68)	-	16.68	-100.00%
Total for Other Income	8,135.40	8,400.00	(264.60)	-3.25%	8,135.40	28,100.00	19,964.60	245.40%
Total Income	1,773,453.99	1,773,501.77	(47.78)	0.00%	1,773,453.99	857,722.04	(915,731.96)	-51.64%
General & Administration								
50105-HOA Administration	19,320.04	19,320.04	-	0.00%	19,320.04	53,000.00	33,679.96	174.33%
50200-Bank Fees	1,582.58	1,200.00	382.58	24.17%	1,582.58	1,260.00	(322.58)	-20.38%
50225-Building Services	-	-	-	0.00%	-	33,712.00	33,712.00	0.00%
50300-Legal and Professional Fees	7,150.00	7,500.00	(350.00)	-4.90%	7,150.00	2,500.00	(4,650.00)	-65.03%
50400-Audit	9,516.25	6,000.00	3,516.25	36.95%	9,516.25	7,800.00	(1,716.25)	-18.03%
50450-Accounting	2,470.00	-	2,470.00	100.00%	2,470.00	9,600.00	7,130.00	288.66%
50475-Bad Debt	785.28	-	785.28	100.00%	785.28	-	(785.28)	-100.00%
50480-Board of Director Expense	-	1,200.00	(1,200.00)	0.00%	-	-	-	0.00%
50501-Key Cards	891.40	1,800.00	(908.60)	-101.93%	891.40	1,000.00	108.60	12.18%
50520-Licenses/Fees/Dues	-	200.00	(200.00)	0.00%	-	200.00	200.00	0.00%
50525-Management Fees	26,880.00	26,880.00	-	0.00%	26,880.00	27,264.00	384.00	1.43%
50540-Postage	147.99	265.00	(117.01)	-79.07%	147.99	180.00	32.01	21.63%
50550-Insurance	49,624.75	48,000.00	1,624.75	3.27%	49,624.75	52,269.00	2,644.25	5.33%
Total for General & Administration	118,368.29	112,365.04	6,003.25	5.07%	118,368.29	188,785.00	70,416.71	59.49%
Housekeeping								
51100-Housekeeping Labor	45,157.90	36,000.00	9,157.90	20.28%	45,157.90	52,015.30	6,857.40	15.19%
51150-Housekeeping Supplies	4,545.34	8,400.00	(3,854.66)	-84.80%	4,545.34	4,663.52	118.18	2.60%
51175-Pool Towel Purchases	1,298.87	1,000.00	298.87	23.01%	1,298.87	1,330.00	31.13	2.40%
60250-Carpet Cleaning	5,553.61	6,000.00	(446.39)	-8.04%	5,553.61	6,000.00	446.39	8.04%
Total for Housekeeping	56,555.72	51,400.00	5,155.72	9.12%	56,555.72	64,008.82	7,453.10	13.18%
Security								
60600-Security Labor	14,029.05	16,200.00	(2,170.95)	-15.47%	14,029.05	-	(14,029.05)	-100.00%

	2021				2022			
	Actuals	Budget	Variance	% CHG	Actuals	Budget	Variance	% CHG
Total for Security	14,029.05	16,200.00	(2,170.95)	-15.47%	14,029.05	-	(14,029.05)	-100.00%
Repairs & Maintenance								
60025-Maintenance Labor	122,801.06	93,600.00	29,201.06	23.78%	122,801.06	140,023.60	17,222.54	14.02%
60030-Contract Services	39,633.37	20,200.00	19,433.37	49.03%	39,633.37	25,000.00	(14,633.37)	-36.92%
60050-Programmed Maintenance	60.00	-	60.00	100.00%	60.00	-	(60.00)	-100.00%
60075-Alarm Monitoring	358.65	360.00	(1.35)	-0.38%	358.65	360.00	1.35	0.38%
60100-Landscape Labor	5,964.50	10,000.00	(4,035.50)	-67.66%	5,964.50	6,394.50	430.00	7.21%
60105-Landscape Contract	1,175.00	1,500.00	(325.00)	-27.66%	1,175.00	1,200.00	25.00	2.13%
60115-Fire Sprinklers	10,046.35	5,000.00	5,046.35	50.23%	10,046.35	5,000.00	(5,046.35)	-50.23%
60165-Locks & Keys	1,234.48	775.00	459.48	37.22%	1,234.48	775.00	(459.48)	-37.22%
60210-Pool & Spa Maintenance Labor	27,855.58	26,000.00	1,855.58	6.66%	27,855.58	28,890.50	1,034.92	3.72%
60260-Snow Removal Labor	8,698.50	13,500.00	(4,801.50)	-55.20%	8,698.50	10,620.00	1,921.50	22.09%
60400-Elevators	5,714.31	7,800.00	(2,085.69)	-36.50%	5,714.31	5,940.00	225.69	3.95%
60450-Pest Control	675.00	720.00	(45.00)	-6.67%	675.00	720.00	45.00	6.67%
Total for Repairs & Maintenance	224,216.80	179,455.00	44,761.80	19.96%	224,216.80	224,923.60	706.80	0.32%
Supplies								
61100-Supplies-Building	5,443.31	3,000.00	2,443.31	44.89%	5,443.31	5,600.00	156.69	2.88%
61130-Supplies-Electrical	1,844.45	1,500.00	344.45	18.67%	1,844.45	2,000.00	155.55	8.43%
61145-Supplies - Fuel	248.84	600.00	(351.16)	-141.12%	248.84	600.00	351.16	141.12%
61150-Supplies-Pool	7,475.01	8,000.00	(524.99)	-7.02%	7,475.01	8,000.00	524.99	7.02%
61170-Supplies-Plumbing	1,632.08	1,000.00	632.08	38.73%	1,632.08	1,000.00	(632.08)	-38.73%
61190-Supplies - Water Softener	5,094.87	3,000.00	2,094.87	41.12%	5,094.87	5,400.00	305.13	5.99%
61200-Supplies-Snow Removal	400.00	600.00	(200.00)	-50.00%	400.00	600.00	200.00	50.00%
Total for Supplies	22,138.56	17,700.00	4,438.56	20.05%	22,138.56	23,200.00	1,061.44	4.79%
Utilities								
66100-Cable TV	16,724.50	16,800.00	(75.50)	-0.45%	16,724.50	17,226.24	501.74	3.00%
66200-Electric	49,294.48	48,402.79	891.69	1.81%	49,294.48	50,773.31	1,478.83	3.00%
66250-Electric Recovery	(9,906.35)	(10,800.00)	893.65	-9.02%	(9,906.35)	(10,203.54)	(297.19)	3.00%
66300-Gas	12,089.10	11,836.25	252.85	2.09%	12,089.10	12,451.77	362.67	3.00%
66400-Internet	16,723.30	16,233.72	489.58	2.93%	16,723.30	17,225.00	501.70	3.00%
66500-Sewer	29,882.19	29,937.56	(55.37)	-0.19%	29,882.19	30,778.66	896.47	3.00%
66600-Telephone	8,106.15	7,200.00	906.15	11.18%	8,106.15	8,500.00	393.85	4.86%
66700-Trash Removal	11,289.48	14,300.00	(3,010.52)	-26.67%	11,289.48	8,471.40	(2,818.08)	-24.96%
66800-Water	64,776.06	56,321.46	8,454.60	13.05%	64,776.06	66,719.34	1,943.28	3.00%
Total for Utilities	198,978.91	190,231.77	8,747.13	4.40%	198,978.91	201,942.17	2,963.27	1.49%
Other Operating Expenses								
70500- Income Taxes	100.00	100.00	-	0.00%	100.00	100.00	-	0.00%
70600-Property Taxes	212.77	370.00	(157.23)	-73.90%	212.77	220.00	7.23	3.40%
Total for Other Operating Expenses	312.77	470.00	(157.23)	-50.27%	312.77	320.00	7.23	2.31%



Reserve Fund

90005-Reserve Fund Contribution
 90500-Special Assessment Accrual

Total for Reserve Fund

Total Expenses

Net Income

	2021		Variance	% CHG	2021		2022		Variance	% CHG
	Actuals	Budget			Actuals	Budget	Budget	Budget		
	225,000.00	225,000.00	-	0.00%	225,000.00	154,542.45	(70,457.55)	-31.31%		
	1,000,006.40	1,000,000.00	6.40	0.00%	1,000,006.40	-	(1,000,006.40)	-100.00%		
Total for Reserve Fund	1,225,006.40	1,225,000.00	6.40	0.00%	1,225,006.40	154,542.45	(1,070,463.95)	-87.38%		
Total Expenses	1,859,606.50	1,792,821.81	66,784.68	3.59%	1,859,606.50	857,722.04	(1,001,884.46)	-53.88%		
Net Income	(86,152.50)	(19,320.04)	(66,832.46)	77.57%	(86,152.50)	-	86,152.50	-100.00%		



Component	Amount	Useful Life	Actuals	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	
			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
Appliances	13,176	2-5		782	-	9,561	2,830	-	-	-	-	-	
Concrete	15,716	0-10		-	-	-	7,666	-	-	-	-	15,696	
Doors	145,683	0-10		2,914	-	-	92,585	-	2,502	-	1,991	47,172	
Elevator	432,561	4-29		-	-	22,510	9,435	-	-	-	-	-	
Equipment	180,862	0-9	1,000	24,611	-	8,254	59,443	-	-	1,933	6,060	7,113	
Fences/Gates/Railings/Walls	19,335	5-6		-	-	-	17,544	1,791	-	-	-	-	
Fences/Gates/Rails	10,528	4-10	1,000	-	-	9,160	-	-	-	-	-	1,367	
Fire Safety	108,833	0-14		4,128	-	-	-	-	-	-	-	2,324	
Flooring	113,094	0-6		-	-	4,558	-	8,260	-	-	-	72,330	
Furnishings	14,355	0-5		-	-	-	4,717	-	-	-	-	17,708	
Interior Surfaces	17,420	0-2		2,158	16,675	-	-	18,222	-	-	22,566	-	
Labor			5,743	-	-	-	-	-	-	-	-	-	
Landscaping	12,446	0-11		-	-	4,560	3,538	-	1,229	-	-	5,446	
Lighting	4,225	11		-	-	-	-	-	-	-	-	-	
Masonry	18,399	1-5		-	-	-	20,337	-	-	-	19,571	-	
Painting	158,675	0-5	297	-	1,089	88,457	63,267	-	-	-	-	31,174	
Plumbing	17,430	2-12	4,000	3,657	-	-	-	-	1,251	-	-	-	
Pool/Spa	33,360	2-9		2,374	-	12,639	4,835	5,345	4,980	-	6,447	-	
Renovation	304,703	0-14	33,871	750,000	61,011	47,617	50,383	22,288	15,000	15,000	15,000	18,458	
Roof	250,000	0	369,985	-	-	-	-	-	-	-	-	94,001	
Security	12,953	2		12,952	-	-	-	-	-	-	-	-	
Signage	26,583	4-10		-	-	2,290	-	-	-	-	10,619	13,673	
Stairwells	38,704	0-10		5,396	-	-	-	-	-	-	6,637	34,182	
B1 Flooring and Paint				50,000									
	<u>1,949,041</u>			<u>465,895</u>	<u>808,972</u>	<u>78,775</u>	<u>209,606</u>	<u>336,580</u>	<u>55,906</u>	<u>24,962</u>	<u>16,933</u>	<u>88,891</u>	<u>360,644</u>
Anticipated Beginning Balance			387,863	1,060,816	406,386	486,790	441,138	273,431	391,464	545,659	713,257	814,434	
Annual Capital Contribution			225,000	154,542	159,179	163,954	168,873	173,939	179,157	184,532	190,068	195,770	
Special Assessment			1,000,000										
Excess (Deficit) of Revenues over Expenses			(86,153)	-	-	-	-	-	-	-	-	-	
Annual Capital Expenses			(465,895)	(808,972)	(78,775)	(209,606)	(336,580)	(55,906)	(24,962)	(16,933)	(88,891)	(360,644)	
Anticipated Ending Balance			1,060,816	406,386	486,790	441,138	273,431	391,464	545,659	713,257	814,434	649,560	
Fully Funded Reserve			1,246,331	1,299,748	1,281,708	1,320,449	1,220,160	1,107,469	1,337,753	1,618,388	1,924,955	2,161,927	
Percent Funded by the HOA - Ending Capital Balance			85.1%	31.3%	38.0%	33.4%	22.4%	35.3%	40.8%	44.1%	42.3%	30.0%	