



	2021	2021	Variance	% CHG	2021	2022	Variance	% CHG
	Actuals	Budget			Actuals	Budget		
Revenue								
40100-Member Dues	255,361.91	255,353.25	8.66	0.00%	255,361.91	278,470.53	23,108.62	9.05%
41000- Revenue	-	-	-	0.00%	-	-	-	0.00%
Total for Revenue	255,361.91	255,353.25	8.66	0.00%	255,361.91	278,470.53	23,108.62	9.05%
Other Income								
41600-Other Income	450.00	-	450.00	100.00%	450.00	-	(450.00)	-100.00%
45100-Interest Income Operating	15.40	-	15.40	100.00%	15.40	-	(15.40)	-100.00%
45150-Interest Income Reserve	17.85	-	17.85	100.00%	17.85	-	(17.85)	-100.00%
45200-Finance Charges / Late Fees	7.21	-	7.21	100.00%	7.21	-	(7.21)	-100.00%
45205-HOA Violations/Fines Income	2,089.37	8,356.34	(6,266.97)	-299.95%	2,089.37	-	(2,089.37)	-100.00%
45275-Reinvestment/Transfer Fees	53,533.50	50,000.00	3,533.50	6.60%	53,533.50	30,000.00	(23,533.50)	-43.96%
Total for Other Income	56,113.33	58,356.34	(2,243.01)	-4.00%	56,113.33	30,000.00	(26,113.33)	-46.54%
Total Income	311,475.24	313,709.59	(2,234.35)	-0.72%	311,475.24	308,470.53	(3,004.71)	-0.96%
General & Administration								
50200-Bank Fees	723.60	180.00	543.60	75.12%	723.60	900.00	176.40	24.38%
50300-Legal and Professional Fees	5,225.00	3,750.00	1,475.00	28.23%	5,225.00	3,500.00	(1,725.00)	-33.01%
50425-Tax Preparation Fees	-	-	-	0.00%	-	650.00	650.00	0.00%
50450-Accounting	7,258.00	7,900.00	(642.00)	-8.85%	7,258.00	7,200.00	(58.00)	-0.80%
50475-Bad Debt	29,324.80	-	29,324.80	100.00%	29,324.80	-	(29,324.80)	-100.00%
50480-Board of Director Expense	500.00	560.00	(60.00)	-12.00%	500.00	-	(500.00)	-100.00%
50505-Holiday Decor	4,200.00	4,200.00	-	0.00%	4,200.00	-	(4,200.00)	-100.00%
50520-Licenses/Fees/Dues	10.00	910.00	(900.00)	-9000.00%	10.00	-	(10.00)	-100.00%
50525-Management Fees	13,340.00	13,340.00	-	0.00%	13,340.00	13,616.00	276.00	2.07%
50540-Postage	65.11	120.00	(54.89)	-84.30%	65.11	60.00	(5.11)	-7.85%
50550-Insurance	28,875.00	24,120.00	4,755.00	16.47%	28,875.00	32,400.00	3,525.00	12.21%
Total for General & Administration	89,521.51	55,080.00	34,441.51	38.47%	89,521.51	58,326.00	(31,195.51)	-34.85%



	2021	2021			2021	2022		
	Actuals	Budget	Variance	% CHG	Actuals	Budget	Variance	% CHG
Repairs & Maintenance								
60025-Maintenance Labor	23,439.91	26,040.00	(2,600.09)	-11.09%	23,439.91	27,000.00	3,560.09	15.19%
60030-Contract Services	1,304.50	-	1,304.50	100.00%	1,304.50	9,100.00	7,795.50	597.59%
60100-Landscape Labor	14,982.38	14,000.00	982.38	6.56%	14,982.38	14,500.00	(482.38)	-3.22%
60105-Landscape Contract	24,734.60	20,000.00	4,734.60	19.14%	24,734.60	34,195.00	9,460.40	38.25%
60106 - Forestry / Tree Contractor	31,378.63	30,000.00	1,378.63	4.39%	31,378.63	20,000.00	(11,378.63)	-36.26%
60133-Lighting Repair Contractor	1,040.00	915.00	125.00	12.02%	1,040.00	-	(1,040.00)	-100.00%
60153-Building Exterior Repairs Contractor	7,325.00	5,750.00	1,575.00	21.50%	7,325.00	-	(7,325.00)	-100.00%
60205-Roof Repair Contractor	1,818.50	3,100.00	(1,281.50)	-70.47%	1,818.50	-	(1,818.50)	-100.00%
60260-Snow Removal Labor	2,335.00	2,500.00	(165.00)	-7.07%	2,335.00	2,250.00	(85.00)	-3.64%
60265-Snow Removal Contractor	17,250.00	17,250.00	-	0.00%	17,250.00	17,250.00	-	0.00%
60450-Pest Control	4,570.00	7,500.00	(2,930.00)	-64.11%	4,570.00	5,100.00	530.00	11.60%
Total for Repairs & Maintenance	130,178.52	127,055.00	3,123.52	2.40%	130,178.52	129,395.00	(783.52)	-0.60%
Supplies								
61100-Supplies-Building	892.41	600.00	292.41	32.77%	892.41	600.00	(292.41)	-32.77%
61115 - Supplies - Landscape	634.16	5,000.00	(4,365.84)	-688.44%	634.16	-	(634.16)	-100.00%
61145-Supplies - Fuel	796.57	400.00	396.57	49.78%	796.57	900.00	103.43	12.98%
61180-Tool Supplies	86.97	1,000.00	(913.03)	-1049.82%	86.97	480.00	393.03	451.91%
Total for Supplies	2,410.11	7,000.00	(4,589.89)	-190.44%	2,410.11	1,980.00	(430.11)	-17.85%
Utilities								
66200-Electric	3,195.27	3,377.40	(182.14)	-5.70%	3,195.27	3,250.00	54.73	1.71%
66800-Water	18,032.57	26,197.18	(8,164.61)	-45.28%	18,032.57	15,519.53	(2,513.04)	-13.94%
Total for Utilities	21,227.84	29,574.59	(8,346.75)	-39.32%	21,227.84	18,769.53	(2,458.31)	-11.58%
Other Operating Expenses								
70500- Income Taxes	100.00	-	100.00	100.00%	100.00	-	(100.00)	-100.00%
Total for Other Operating Expenses	100.00	-	100.00	100.00%	100.00	-	(100.00)	-100.00%
Reserve Fund								
90005-Reserve Fund Contribution	75,000.00	75,000.00	-	0.00%	75,000.00	100,000.00	25,000.00	33.33%
Total for Reserve Fund	75,000.00	75,000.00	-	0.00%	75,000.00	100,000.00	25,000.00	33.33%
Total Expenses	318,437.98	293,709.59	24,728.39	7.77%	318,437.98	308,470.53	(9,967.45)	-3.13%
Net Income	(6,962.73)	20,000.00	(26,962.73)	387.24%	(6,962.73)	-	6,962.73	-100.00%



Component	Amount	Useful Life	Actuals	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget		
			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
Concrete Curb/ Walkway - Repair - 5%		4.00		-	-	8,116	-	-	-	-	9,409	-	
Balcony Decking - Seal	11,400	4		-	-	-	-	-	-	-	-	-	
Balcony Decking - Resurface	53,200	24		-	-	-	-	-	-	-	-	-	
Asphalt - Seal/Repair	10,000	4		-	24,360	-	-	26,618	-	-	29,087	-	
Asphalt - Resurface				-	-	-	-	-	-	-	127,599	-	
Expansion Joints - Replace				-	-	-	-	5,628	-	-	-	-	
Parking Lots - 4 Spots				-	-	-	-	-	-	-	-	-	
Landscape Lights - Replace	3,150	5		-	-	-	-	-	-	-	-	-	
Exterior Lights - Repair		15		2,000	2,060	2,122	2,185	2,251	2,319	2,388	2,460	2,534	
Exterior Lights - Replace	20,000	15		-	-	-	-	-	-	-	2,337	-	
Mailboxes - Replace	4,950	20		-	-	-	-	-	-	-	-	-	
Unit Placards - Replace	4,000	25		-	-	-	-	-	-	-	-	-	
Entry Doors - Replace	37,500	25	4,528	125,000	-	-	-	-	-	-	-	-	
Garage Doors - Replace	70,000	25		-	-	-	-	-	-	-	-	-	
Glass/Metal Doors - Replace	67,500	25		1,900	1,957	2,016	2,076	2,138	2,203	2,269	2,337	2,407	
Irrigation Controllers - Replace	3,750	12	6,600	-	-	-	-	-	-	-	-	-	
Metal Railings - Replace - Phase C	11,100	4		-	-	-	-	-	-	-	-	-	
Metal Siding - Replace - Phase Tw	20,300	30		-	-	29,334	-	-	-	-	-	-	
Wood Surfaces - Paint - Phase Or	38,500	2		-	78,332	-	-	85,595	-	-	93,532	-	
Wood Surfaces - Paint - Phase Tw	21,600	5	59,000	-	-	62,593	-	-	68,397	-	-	74,739	
Wood Surfaces - Paint - Phase Th	17,050	15		67,500	-	-	73,759	-	-	80,599	-	-	
Wood Surfaces - Replace		25		-	-	-	-	-	-	-	-	-	
Window/Door Caulking - Repair	76,500	25		34,750	-	-	-	-	-	41,493	-	-	
Snowmelt Systems - Replace	196,500	30	4,313	-	-	-	-	-	-	-	-	-	
Green Roofing - Replace	77,000	40		-	-	-	-	-	238,810	-	-	-	
Metal Seam Roof - Replace	84,750	30		-	-	-	-	-	-	-	-	-	
Built-Up Roof - Replace	108,000	18		-	-	-	-	-	140,852	-	-	-	
Planters - Waterproof	6,000	20		-	-	-	-	-	-	-	-	-	
Panels - Replace	5,250	15		-	-	-	-	-	-	-	-	-	
Bridge	80,000			-	-	-	3,333	-	-	-	3,751	-	
Landscape Projects	20,000			-	-	-	9,835	-	-	10,746	-	-	
	<u>1,048,000</u>			<u>74,440</u>	<u>231,150</u>	<u>106,709</u>	<u>104,181</u>	<u>91,188</u>	<u>122,230</u>	<u>452,581</u>	<u>137,495</u>	<u>270,512</u>	<u>79,680</u>
Anticipated Beginning Balance			175,518	169,116	37,966	56,257	102,076	185,888	263,658	36,077	148,582	153,070	
Annual Capital Contribution			75,000	100,000	125,000	150,000	175,000	200,000	225,000	250,000	275,000	300,000	
Special Assessment													
Excess (Deficit) of Revenues over Expenses			(6,963)	-	-	-	-	-	-	-	-	-	
Annual Capital Expenses			(74,440)	(231,150)	(106,709)	(104,181)	(91,188)	(122,230)	(452,581)	(137,495)	(270,512)	(79,680)	
Anticipated Ending Balance			169,116	37,966	56,257	102,076	185,888	263,658	36,077	148,582	153,070	373,390	
Fully Funded Reserve			317,999	1,226,623	1,220,271	1,347,751	1,487,683	1,651,398	1,794,443	1,608,099	1,747,483	1,761,025	
Percent Funded by the HOA - Ending Capital Balance			53.2%	3.1%	4.6%	7.6%	12.5%	16.0%	2.0%	9.2%	8.8%	21.2%	