



	2021				2022			
	Actuals	Budget	Variance	% CHG	Actuals	Budget	Variance	% CHG
Revenue								
40100-Member Dues	155,627.40	155,624.93	2.47	0.00%	155,627.40	166,320.64	10,693.24	6.87%
40450-Internet Service	20,115.74	20,109.32	6.42	0.03%	20,115.74	20,717.09	601.35	2.99%
41100-Special Assessments Owners	12,500.00	12,500.00	-	0.00%	12,500.00	12,500.00	-	0.00%
Total for Revenue	188,243.14	188,234.25	8.89	0.00%	188,243.14	199,537.73	11,294.59	6.00%
Other Income								
41600-Other Income	115.00	55.75	59.25	51.52%	115.00	50.00	(65.00)	-56.52%
45100-Interest Income Operating	31.29	60.00	(28.71)	-91.75%	31.29	-	(31.29)	-100.00%
45150-Interest Income Reserve	8.46	-	8.46	100.00%	8.46	-	(8.46)	-100.00%
45200-Finance Charges / Late Fees	561.42	-	561.42	100.00%	561.42	300.00	(261.42)	-46.56%
45205-HOA Violations/Fines Income	200.00	-	200.00	100.00%	200.00	100.00	(100.00)	-50.00%
45275-Reinvestment/Transfer Fees	2,500.00	-	2,500.00	100.00%	2,500.00	1,000.00	(1,500.00)	-60.00%
Total for Other Income	3,416.17	115.75	3,300.42	96.61%	3,416.17	1,450.00	(1,966.17)	-57.55%
Total Income	191,659.31	188,350.00	3,309.31	1.73%	191,659.31	200,987.73	9,328.42	4.87%
General & Administration								
50200-Bank Fees	388.27	300.00	88.27	22.73%	388.27	360.00	(28.27)	-7.28%
50300-Legal and Professional Fees	4,177.42	2,500.00	1,677.42	40.15%	4,177.42	2,700.00	(1,477.42)	-35.37%
50400-Audit	595.00	630.00	(35.00)	-5.88%	595.00	600.00	5.00	0.84%
50450-Accounting	4,150.00	4,800.00	(650.00)	-15.66%	4,150.00	3,600.00	(550.00)	-13.25%
50525-Management Fees	12,194.00	12,714.00	(520.00)	-4.26%	12,194.00	12,116.00	(78.00)	-0.64%
50540-Postage	63.16	44.00	19.16	30.34%	63.16	60.00	(3.16)	-5.00%
50550-Insurance	12,864.99	12,000.00	864.99	6.72%	12,864.99	12,237.52	(627.47)	-4.88%
50600-Master Assn	25,648.17	25,648.44	(0.27)	0.00%	25,648.17	26,674.10	1,025.93	4.00%
Total for General & Administration	60,081.01	58,636.44	1,444.57	2.40%	60,081.01	58,347.62	(1,733.40)	-2.89%
Housekeeping								
51100-Housekeeping Labor	49.50	-	49.50	100.00%	49.50	-	(49.50)	-100.00%
Total for Housekeeping	49.50	-	49.50	100.00%	49.50	-	(49.50)	-100.00%
Repairs & Maintenance								
60025-Maintenance Labor	9,628.25	7,200.00	2,428.25	25.22%	9,628.25	10,200.00	571.75	5.94%
60030-Contract Services	3,631.76	2,550.00	1,081.76	29.79%	3,631.76	3,000.00	(631.76)	-17.40%
60075-Alarm Monitoring	686.10	624.00	62.10	9.05%	686.10	720.00	33.90	4.94%
60100-Landscape Labor	2,063.25	2,000.00	63.25	3.07%	2,063.25	2,800.00	736.75	35.71%
60115-Fire Sprinklers	93.78	1,500.00	(1,406.22)	-1499.49%	93.78	1,000.00	906.22	966.33%
60138-Electrical Repair Contractor	-	675.00	(675.00)	0.00%	-	-	-	0.00%
60210-Pool & Spa Maintenance Labor	3,135.00	12,000.00	(8,865.00)	-282.78%	3,135.00	-	(3,135.00)	-100.00%
60260-Snow Removal Labor	3,062.00	4,000.00	(938.00)	-30.63%	3,062.00	4,600.00	1,538.00	50.23%
60400-Elevators	2,300.57	2,200.14	100.43	4.37%	2,300.57	2,400.00	99.43	4.32%
Total for Repairs & Maintenance	24,600.71	32,749.14	(8,148.43)	-33.12%	24,600.71	24,720.00	119.29	0.48%



	2021				2022			
	Actuals	Budget	Variance	% CHG	Actuals	Budget	Variance	% CHG
Supplies								
61100-Supplies-Building	710.46	1,600.00	(889.54)	-125.21%	710.46	750.00	39.54	5.57%
61120-Supplies-Grounds/Parking	-	-	-	0.00%	-	455.00	455.00	0.00%
61145-Supplies - Fuel	505.85	240.00	265.85	52.56%	505.85	540.00	34.15	6.75%
61200-Supplies-Snow Removal	220.00	220.00	-	0.00%	220.00	250.00	30.00	13.64%
Total for Supplies	1,436.31	2,060.00	(623.69)	-43.42%	1,436.31	1,995.00	558.69	38.90%
Utilities								
66100-Cable TV	9,288.01	9,560.50	(272.50)	-2.93%	9,288.01	9,566.65	278.64	3.00%
66200-Electric	7,029.56	5,278.35	1,751.21	24.91%	7,029.56	7,240.45	210.89	3.00%
66300-Gas	8,321.77	8,734.15	(412.38)	-4.96%	8,321.77	8,571.42	249.65	3.00%
66400-Internet	10,044.45	8,907.77	1,136.68	11.32%	10,044.45	10,345.78	301.33	3.00%
66500-Sewer	11,966.57	11,366.90	599.67	5.01%	11,966.57	12,325.57	359.00	3.00%
66700-Trash Removal	314.00	-	314.00	100.00%	314.00	-	(314.00)	-100.00%
66800-Water	15,279.26	15,419.24	(139.98)	-0.92%	15,279.26	15,737.64	458.38	3.00%
Total for Utilities	62,243.62	59,266.90	2,976.71	4.78%	62,243.62	63,787.50	1,543.89	2.48%
Other Operating Expenses								
70500- Income Taxes	-	100.00	(100.00)	0.00%	-	-	-	0.00%
Total for Other Operating Expenses	-	100.00	(100.00)	0.00%	-	-	-	0.00%
Reserve Fund								
90005-Reserve Fund Contribution	23,037.49	23,037.52	(0.03)	0.00%	23,037.49	39,637.61	16,600.12	72.06%
90500-Special Assessment Accrual	12,500.00	12,500.00	-	0.00%	12,500.00	12,500.00	-	0.00%
Total for Reserve Fund	35,537.49	35,537.52	(0.03)	0.00%	35,537.49	52,137.61	16,600.12	46.71%
Total Expenses	183,948.64	188,350.00	(4,401.36)	-2.39%	183,948.64	200,987.73	17,039.09	9.26%
Net Income	7,710.67	-	7,710.67	100.00%	7,710.67	-	(7,710.67)	-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	20,911	1- 8		7,597	-	9,446	-	8,807	-	3,866	-	-	
Decks	37,122	1		100,000	-	-	-	-	-	-	-	-	
Doors	195,015	16		-	-	9,135	-	-	-	-	-	-	
Elevator	66,243	21		-	-	-	-	-	-	-	-	-	
Fences/Walls/Gates	2,620	1		-	2,619	-	-	3,037	-	-	-	-	
Fire Protection	41,612	1-11		-	-	6,870	-	-	6,006	-	-	6,562	
HVAC	133,816	1-16		-	11,000	-	-	-	-	3,222	-	683	
Irrigation	2,160	1- 3		1,047	1,111	-	-	1,214	-	-	-	1,367	
Landscape	7,864	1- 8		4,857	-	-	3,538	3,037	-	6,186	-	-	
Lighting	29,102	11-16		-	-	-	-	-	-	-	-	-	
Maintenance Equipment	1,127			-	-	-	-	-	-	-	-	-	
Major Repairs	3,335	3		-	3,335	-	-	-	-	-	-	4,101	
Mechanical Equipment	70,308	1-21		-	2,457	2,033	-	1,937	1,654	-	-	1,737	
Paint/Repair	11,350	3- 4		-	3,335	8,015	-	-	3,753	-	6,637	-	
Painting	32,220	8		-	-	-	-	-	-	32,220	-	-	
Paving	1,048	1		-	1,047	-	-	1,214	-	-	-	-	
Plumbing	1,056	11		-	-	-	-	-	-	-	-	-	
Repair/Repaint	2,620	1		-	-	-	-	3,037	-	-	-	-	
Roofing	116,350	2-16		-	2,779	2,290	-	-	-	1,288	-	3,418	
Sanitation	2,242	1- 4		-	523	1,717	-	607	-	-	-	-	
Security	8,450	11		-	-	-	-	-	-	-	-	-	
Siding	166,596	3-16		10,000	3,335	-	-	-	3,753	-	-	-	
Signage	1,145	4		-	-	1,145	-	-	-	-	-	-	
Utilities	1,893	21		-	-	-	-	-	-	-	-	-	
	<u>956,205</u>			<u>-</u>	<u>123,501</u>	<u>31,541</u>	<u>40,651</u>	<u>3,538</u>	<u>22,890</u>	<u>15,166</u>	<u>46,782</u>	<u>6,637</u>	<u>17,868</u>
Anticipated Beginning Capital Balance			71,248	114,496	43,133	64,919	78,819	131,094	165,317	208,601	221,649	276,261	
Actual / Budgeted Reserve Fund Contribution			23,037	39,638	40,827	42,052	43,313	44,612	45,951	47,329	48,749	50,212	
Special Assessment			12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	
Budgeted Capital Expenses (from above)			-	-	-	-	-	-	-	-	-	-	
Excess (Deficit) Revenues over Expenses			7,711	(123,501)	(31,541)	(40,651)	(3,538)	(22,890)	(15,166)	(46,782)	(6,637)	(17,868)	
Anticipated Ending Capital Balance			114,496	43,133	64,919	78,819	131,094	165,317	208,601	221,649	276,261	321,105	
Reserve Study Fully Funded Balance			204,961	256,557	302,718	336,131	399,279	444,089	503,528	532,979	606,347	672,996	
Percent Funded by the HOA - Ending Capital Balance			55.9%	16.8%	21.4%	23.4%	32.8%	37.2%	41.4%	41.6%	45.6%	47.7%	