

	2021	2021			2021	2022		
	Actuals	Budget	Variance	% CHG	Actuals	Budget	Variance	% CHG
<b>Revenue</b>								
40100-Member Dues	593,807.81	593,832.67	(24.87)	0.00%	593,807.81	650,246.78	56,438.97	9.50%
40415-Water/Sewer	138,180.00	138,000.00	180.00	0.13%	138,180.00	138,240.00	60.00	0.04%
40450-Internet Service	37,394.64	37,440.00	(45.36)	-0.12%	37,394.64	57,291.79	19,897.15	53.21%
41100-Special Assessments Owners	300,000.10	300,000.00	0.10	0.00%	300,000.10	-	(300,000.10)	-100.00%
<b>Total for Revenue</b>	<b>1,069,382.55</b>	<b>1,069,272.67</b>	<b>109.87</b>	<b>0.01%</b>	<b>1,069,382.55</b>	<b>845,778.57</b>	<b>(223,603.98)</b>	<b>-20.91%</b>
<b>Other Income</b>								
41600-Other Income	300.00	-	300.00	100.00%	300.00	250.00	(50.00)	-16.67%
45100-Interest Income Operating	18.25	-	18.25	100.00%	18.25	-	(18.25)	-100.00%
45150-Interest Income Reserve	100.72	180.00	(79.28)	-78.71%	100.72	-	(100.72)	-100.00%
45200-Finance Charges / Late Fees	2,183.43	720.00	1,463.43	67.02%	2,183.43	1,200.00	(983.43)	-45.04%
45275-Reinvestment/Transfer Fees	6,322.50	-	6,322.50	100.00%	6,322.50	3,000.00	(3,322.50)	-52.55%
<b>Total for Other Income</b>	<b>8,924.90</b>	<b>900.00</b>	<b>8,024.90</b>	<b>89.92%</b>	<b>8,924.90</b>	<b>4,450.00</b>	<b>(4,474.90)</b>	<b>-50.14%</b>
<b>Total Income</b>	<b>1,078,307.45</b>	<b>1,070,172.67</b>	<b>8,134.77</b>	<b>0.75%</b>	<b>1,078,307.45</b>	<b>850,228.57</b>	<b>(228,078.88)</b>	<b>-21.15%</b>
<b>General &amp; Administration</b>								
50200-Bank Fees	793.63	300.00	493.63	62.20%	793.63	960.00	166.37	20.96%
50300-Legal and Professional Fees	2,284.00	1,800.00	484.00	21.19%	2,284.00	1,200.00	(1,084.00)	-47.46%
50400-Audit	7,635.00	8,775.00	(1,140.00)	-14.93%	7,635.00	7,700.00	65.00	0.85%
50450-Accounting	6,070.00	6,100.00	(30.00)	-0.49%	6,070.00	6,100.00	30.00	0.49%
50480-Board of Director Expense	1,367.76	2,600.00	(1,232.24)	-90.09%	1,367.76	1,300.00	(67.76)	-4.95%
50495-Miscellaneous	-	110.00	(110.00)	0.00%	-	-	-	0.00%
50520-Licenses/Fees/Dues	20.00	10.00	10.00	50.00%	20.00	20.00	-	0.00%
50525-Management Fees	44,760.00	44,760.00	-	0.00%	44,760.00	46,200.00	1,440.00	3.22%
50540-Postage	175.16	240.00	(64.84)	-37.02%	175.16	240.00	64.84	37.02%
50550-Insurance	23,698.97	23,305.00	393.97	1.66%	23,698.97	25,500.00	1,801.03	7.60%
<b>Total for General &amp; Administration</b>	<b>86,804.52</b>	<b>88,000.00</b>	<b>(1,195.48)</b>	<b>-1.38%</b>	<b>86,804.52</b>	<b>89,220.00</b>	<b>2,415.48</b>	<b>2.78%</b>
<b>Housekeeping</b>								
51100-Housekeeping Labor	37,045.00	39,000.00	(1,955.00)	-5.28%	37,045.00	39,600.00	2,555.00	6.90%
51150-Housekeeping Supplies	919.05	900.00	19.05	2.07%	919.05	960.00	40.95	4.46%
60250-Carpet Cleaning	59.05	-	59.05	100.00%	59.05	-	(59.05)	-100.00%
<b>Total for Housekeeping</b>	<b>38,023.10</b>	<b>39,900.00</b>	<b>(1,876.90)</b>	<b>-4.94%</b>	<b>38,023.10</b>	<b>40,560.00</b>	<b>2,536.90</b>	<b>6.67%</b>
<b>Security</b>								
60650-Security Systems	3,315.00	3,660.00	(345.00)	-10.41%	3,315.00	3,420.00	105.00	3.17%
<b>Total for Security</b>	<b>3,315.00</b>	<b>3,660.00</b>	<b>(345.00)</b>	<b>-10.41%</b>	<b>3,315.00</b>	<b>3,420.00</b>	<b>105.00</b>	<b>3.17%</b>
<b>Repairs &amp; Maintenance</b>								
60025-Maintenance Labor	73,142.50	73,186.00	(43.50)	-0.06%	73,142.50	75,060.00	1,917.50	2.62%



	2021				2022			
	Actuals	Budget	Variance	% CHG	Actuals	Budget	Variance	% CHG
60030-Contract Services	29,881.68	27,575.00	2,306.68	7.72%	29,881.68	31,600.00	1,718.32	5.75%
60075-Alarm Monitoring	3,770.50	3,600.00	170.50	4.52%	3,770.50	3,840.00	69.50	1.84%
60100-Landscape Labor	29,218.75	27,500.00	1,718.75	5.88%	29,218.75	28,305.00	(913.75)	-3.13%
60115-Fire Sprinklers	17,440.36	9,450.00	7,990.36	45.82%	17,440.36	16,000.00	(1,440.36)	-8.26%
60210-Pool & Spa Maintenance Labor	9,871.08	8,500.00	1,371.08	13.89%	9,871.08	10,140.00	268.92	2.72%
60215-Pool & Spa Contractor	1,010.73	1,600.00	(589.27)	-58.30%	1,010.73	1,020.00	9.27	0.92%
60260-Snow Removal Labor	16,550.25	20,000.00	(3,449.75)	-20.84%	16,550.25	17,190.00	639.75	3.87%
60265-Snow Removal Contractor	-	750.00	(750.00)	0.00%	-	-	-	0.00%
60400-Elevators	12,602.68	14,520.00	(1,917.32)	-15.21%	12,602.68	13,080.00	477.32	3.79%
60450-Pest Control	7,500.00	6,000.00	1,500.00	20.00%	7,500.00	9,000.00	1,500.00	20.00%
<b>Total for Repairs &amp; Maintenance</b>	<b>200,988.53</b>	<b>192,681.00</b>	<b>8,307.53</b>	<b>4.13%</b>	<b>200,988.53</b>	<b>205,235.00</b>	<b>4,246.47</b>	<b>2.11%</b>
<b>Supplies</b>								
61100-Supplies-Building	7,767.02	7,625.00	142.02	1.83%	7,767.02	7,860.00	92.98	1.20%
61145-Supplies - Fuel	1,682.52	1,020.00	662.52	39.38%	1,682.52	1,720.00	37.48	2.23%
61150-Supplies-Pool	4,429.01	4,500.00	(70.99)	-1.60%	4,429.01	4,560.00	130.99	2.96%
61180-Tool Supplies	485.64	500.00	(14.36)	-2.96%	485.64	500.00	14.36	2.96%
61200-Supplies-Snow Removal	1,224.15	1,325.00	(100.85)	-8.24%	1,224.15	1,325.00	100.85	8.24%
<b>Total for Supplies</b>	<b>15,588.34</b>	<b>14,970.00</b>	<b>618.34</b>	<b>3.97%</b>	<b>15,588.34</b>	<b>15,965.00</b>	<b>376.66</b>	<b>2.42%</b>
<b>Utilities</b>								
66100-Cable TV	52,994.61	52,800.00	194.61	0.37%	52,994.61	54,584.45	1,589.84	3.00%
66200-Electric	25,575.48	26,406.98	(831.50)	-3.25%	25,575.48	26,342.74	767.26	3.00%
66300-Gas	9,862.11	12,067.56	(2,205.45)	-22.36%	9,862.11	10,157.97	295.86	3.00%
66400-Internet	35,817.27	36,614.62	(797.35)	-2.23%	35,817.27	57,291.79	21,474.52	59.96%
66500-Sewer	53,787.77	55,140.19	(1,352.42)	-2.51%	53,787.77	55,401.40	1,613.63	3.00%
66600-Telephone	14,933.25	13,465.85	1,467.40	9.83%	14,933.25	15,381.25	448.00	3.00%
66700-Trash Removal	48.00	-	48.00	100.00%	48.00	20.60	(27.40)	-57.08%
66800-Water	76,231.84	76,216.49	15.35	0.02%	76,231.84	78,518.79	2,286.96	3.00%
<b>Total for Utilities</b>	<b>269,250.32</b>	<b>272,711.68</b>	<b>(3,461.36)</b>	<b>-1.29%</b>	<b>269,250.32</b>	<b>297,699.00</b>	<b>28,448.67</b>	<b>10.57%</b>
<b>Other Operating Expenses</b>								
70500- Income Taxes	-	100.00	(100.00)	0.00%	-	-	-	0.00%
70600-Property Taxes	-	150.00	(150.00)	0.00%	-	-	-	0.00%
<b>Total for Other Operating Expenses</b>	<b>-</b>	<b>250.00</b>	<b>(250.00)</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
<b>Reserve Fund</b>								
90005-Reserve Fund Contribution	158,000.03	158,000.00	0.03	0.00%	158,000.03	198,129.57	40,129.54	25.40%
90500-Special Assessment Accrual	300,000.10	300,000.00	0.10	0.00%	300,000.10	-	(300,000.10)	-100.00%
<b>Total for Reserve Fund</b>	<b>458,000.13</b>	<b>458,000.00</b>	<b>0.13</b>	<b>0.00%</b>	<b>458,000.13</b>	<b>198,129.57</b>	<b>(259,870.56)</b>	<b>-56.74%</b>
<b>Total Expenses</b>	<b>1,071,969.95</b>	<b>1,070,172.68</b>	<b>1,797.27</b>	<b>0.17%</b>	<b>1,071,969.95</b>	<b>850,228.57</b>	<b>(221,741.38)</b>	<b>-20.69%</b>



	2021	2021			2021	2022		
	Actuals	Budget	Variance	% CHG	Actuals	Budget	Variance	% CHG
Net Income	6,337.50	(0.00)	6,337.51	100.00%	6,337.50	-	(6,337.50)	-100.00%





Component	Amount	Actuals	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Wood doors			-	23,520	-	8,567	-	-	26,648	-	-
Exterior Handrails			-	-	2,217	-	-	-	-	2,571	-
Professional Construction Services	38,456	-	-	-	-	-	-	-	-	-	-
Garage Door Trolley Operator			-	-	-	-	-	-	-	-	-
Internet	(12,000)	-	-	-	-	-	-	-	-	-	-
Exterior Surfaces			-	-	-	-	-	-	-	-	-
Roofs Buildings A, C,D, & E			480,000	-	-	-	-	-	-	-	-
Balcony Stacks	8,100	-	-	-	-	-	-	-	-	-	-
	337,994	62,890	528,215	270,374	368,710	185,054	407,028	136,085	519,873	217,457	550,940
Anticipated Beginning Balance	36,776	438,223	108,138	41,837	(116,677)	(85,229)	(269,261)	(175,659)	(458,955)	(432,738)	
Annual Capital Contribution	158,000	198,130	204,073	210,196	216,502	222,997	229,686	236,577	243,674	250,985	
Special Assessment	300,000	-	-	-	-	-	-	-	-	-	
Excess (Deficit) of Revenues over Expenses	6,338	-	-	-	-	-	-	-	-	-	
Annual Capital Expenses	(62,890)	(528,215)	(270,374)	(368,710)	(185,054)	(407,028)	(136,085)	(519,873)	(217,457)	(550,940)	
Anticipated Ending Balance	438,223	108,138	41,837	(116,677)	(85,229)	(269,261)	(175,659)	(458,955)	(432,738)	(732,693)	
Fully Funded Reserve	1,428,371	1,827,091	1,771,692	2,089,770	2,125,541	2,151,483	2,030,534	2,081,506	1,920,887	1,937,470	
Percent Funded by the HOA - Ending Capital Balance	30.7%	5.9%	2.4%	-5.6%	-4.0%	-12.5%	-8.7%	-22.0%	-22.5%	-37.8%	