

| | 2021 | 2021 | | | 2021 | 2022 | | |
|---|---------------------|---------------------|------------------|---------------|---------------------|---------------------|--------------------|----------------|
| | Actuals | Budget | Variance | % CHG | Actuals | Budget | Variance | % CHG |
| Revenue | | | | | | | | |
| 40100-Member Dues | 614,915.70 | 614,911.17 | 4.53 | 0.00% | 614,915.70 | 648,753.53 | 33,837.82 | 5.50% |
| 40420-HVAC Revenue | 79,999.99 | 80,000.00 | (0.01) | 0.00% | 79,999.99 | 80,400.00 | 400.01 | 0.50% |
| 40430-Parking Garage | 29,466.29 | 14,500.00 | 14,966.29 | 50.79% | 29,466.29 | 36,000.00 | 6,533.71 | 22.17% |
| 41100-Special Assessments Owners | 750,000.00 | 750,000.00 | - | 0.00% | 750,000.00 | 750,000.00 | - | 0.00% |
| Total for Revenue | 1,474,381.98 | 1,459,411.17 | 14,970.81 | 1.02% | 1,474,381.98 | 1,515,153.53 | 40,771.54 | 2.77% |
| Other Income | | | | | | | | |
| 40440-Cell Tower Income | 30,184.85 | 24,000.00 | 6,184.85 | 20.49% | 30,184.85 | 19,540.63 | (10,644.23) | -35.26% |
| 41600-Other Income | 3,000.00 | - | 3,000.00 | 100.00% | 3,000.00 | 3,000.00 | - | 0.00% |
| 45100-Interest Income Operating | 30.72 | - | 30.72 | 100.00% | 30.72 | - | (30.72) | -100.00% |
| 45125-Bathroom Recovery | 6,900.00 | 6,900.00 | - | 0.00% | 6,900.00 | 9,840.00 | 2,940.00 | 42.61% |
| 45150-Interest Income Reserve | 115.44 | - | 115.44 | 100.00% | 115.44 | - | (115.44) | -100.00% |
| 45200-Finance Charges / Late Fees | 2,083.81 | 1,000.00 | 1,083.81 | 52.01% | 2,083.81 | 750.00 | (1,333.81) | -64.01% |
| Total for Other Income | 42,314.82 | 31,900.00 | 10,414.82 | 24.61% | 42,314.82 | 33,130.63 | (9,184.20) | -21.70% |
| Total Income | 1,516,696.80 | 1,491,311.17 | 25,385.63 | 1.67% | 1,516,696.80 | 1,548,284.15 | 31,587.35 | 2.08% |
| General & Administration | | | | | | | | |
| 50200-Bank Fees | 693.63 | 175.00 | 518.63 | 74.77% | 693.63 | 900.00 | 206.37 | 29.75% |
| 50225-Building Services | 82,305.03 | 81,554.00 | 751.03 | 0.91% | 82,305.03 | 87,092.19 | 4,787.16 | 5.82% |
| 50300-Legal and Professional Fees | 36,642.44 | 12,000.00 | 24,642.44 | 67.25% | 36,642.44 | 4,000.00 | (32,642.44) | -89.08% |
| 50400-Audit | 595.00 | 1,310.00 | (715.00) | -120.17% | 595.00 | 600.00 | 5.00 | 0.84% |
| 50450-Accounting | 58.00 | 100.00 | (42.00) | -72.41% | 58.00 | 4,900.00 | 4,842.00 | 8348.28% |
| 50495-Miscellaneous | 1,100.25 | 300.00 | 800.25 | 72.73% | 1,100.25 | 300.00 | (800.25) | -72.73% |
| 50520-Licenses/Fees/Dues | 104.00 | 150.00 | (46.00) | -44.23% | 104.00 | 120.00 | 16.00 | 15.38% |
| 50521-CVMA Dues | - | - | - | 0.00% | - | - | - | 0.00% |
| 50525-Management Fees | 12,609.00 | 12,366.00 | 243.00 | 1.93% | 12,609.00 | 13,014.00 | 405.00 | 3.21% |
| 50540-Postage | 135.00 | 180.00 | (45.00) | -33.33% | 135.00 | 180.00 | 45.00 | 33.33% |
| 50550-Insurance | 31,044.65 | 34,008.00 | (2,963.35) | -9.55% | 31,044.65 | 34,800.00 | 3,755.35 | 12.10% |
| 50555 - Insurance Deductible | 1,875.00 | 7,500.00 | (5,625.00) | -300.00% | 1,875.00 | - | (1,875.00) | -100.00% |
| Total for General & Administration | 167,162.00 | 149,643.00 | 17,519.00 | 10.48% | 167,162.00 | 145,906.19 | (21,255.81) | -12.72% |
| Housekeeping | | | | | | | | |
| 51100-Housekeeping Labor | 27,402.00 | 21,125.00 | 6,277.00 | 22.91% | 27,402.00 | 44,100.00 | 16,698.00 | 60.94% |
| 51130 - Public Restroom | 1,600.00 | 4,000.00 | (2,400.00) | -150.00% | 1,600.00 | 9,840.00 | 8,240.00 | 515.00% |
| 51150-Housekeeping Supplies | 3,004.05 | 2,725.00 | 279.05 | 9.29% | 3,004.05 | 3,600.00 | 595.95 | 19.84% |
| 60250-Carpet Cleaning | 16,367.71 | 10,000.00 | 6,367.71 | 38.90% | 16,367.71 | 19,600.00 | 3,232.29 | 19.75% |
| 60375-Window Washing | - | 625.00 | (625.00) | 0.00% | - | 1,500.00 | 1,500.00 | 0.00% |
| Total for Housekeeping | 48,373.76 | 38,475.00 | 9,898.76 | 20.46% | 48,373.76 | 78,640.00 | 30,266.24 | 62.57% |
| Repairs & Maintenance | | | | | | | | |
| 60025-Maintenance Labor | 65,193.33 | 54,540.00 | 10,653.33 | 16.34% | 65,193.33 | 73,200.00 | 8,006.67 | 12.28% |
| 60030-Contract Services | 13,098.27 | 16,020.00 | (2,921.73) | -22.31% | 13,098.27 | 16,020.00 | 2,921.73 | 22.31% |
| 60075-Alarm Monitoring | 1,068.62 | 1,440.00 | (371.38) | -34.75% | 1,068.62 | 1,320.00 | 251.38 | 23.52% |



| | 2021 | | 2021 | | 2021 | | 2022 | |
|--|---------------------|---------------------|-------------------|----------------|---------------------|---------------------|-------------------|-----------------|
| | Actuals | Budget | Variance | % CHG | Actuals | Budget | Variance | % CHG |
| 60100-Landscape Labor | 46.67 | 900.00 | (853.33) | -1828.43% | 46.67 | 1,025.00 | 978.33 | 2096.27% |
| 60115-Fire Sprinklers | 5,310.45 | 10,000.00 | (4,689.55) | -88.31% | 5,310.45 | 10,000.00 | 4,689.55 | 88.31% |
| 60163-Plumbing Contractor | 15,541.13 | 19,200.00 | (3,658.87) | -23.54% | 15,541.13 | 19,200.00 | 3,658.87 | 23.54% |
| 60260-Snow Removal Labor | 1,508.33 | 3,000.00 | (1,491.67) | -98.90% | 1,508.33 | 650.00 | (858.33) | -56.91% |
| 60265-Snow Removal Contractor | 10,555.00 | 9,000.00 | 1,555.00 | 14.73% | 10,555.00 | 8,040.00 | (2,515.00) | -23.83% |
| 60400-Elevators | 6,007.98 | 7,800.00 | (1,792.02) | -29.83% | 6,007.98 | 6,300.00 | 292.02 | 4.86% |
| Total for Repairs & Maintenance | 118,329.78 | 121,900.00 | (3,570.22) | -3.02% | 118,329.78 | 135,755.00 | 17,425.22 | 14.73% |
| Supplies | | | | | | | | |
| 61100-Supplies-Building | 2,434.97 | 2,400.00 | 34.97 | 1.44% | 2,434.97 | 3,840.00 | 1,405.03 | 57.70% |
| 61120-Supplies-Grounds/Parking | 21.28 | 135.00 | (113.72) | -534.40% | 21.28 | 135.00 | 113.72 | 534.40% |
| 61125-Supplies-HVAC | 165.00 | 660.00 | (495.00) | -300.00% | 165.00 | 660.00 | 495.00 | 300.00% |
| 61130-Supplies-Electrical | 165.00 | 660.00 | (495.00) | -300.00% | 165.00 | 660.00 | 495.00 | 300.00% |
| 61145-Supplies - Fuel | 92.34 | - | 92.34 | 100.00% | 92.34 | - | (92.34) | -100.00% |
| 61160-Supplies-Paint | 250.00 | 250.00 | - | 0.00% | 250.00 | 250.00 | - | 0.00% |
| 61180-Tool Supplies | 325.00 | 325.00 | - | 0.00% | 325.00 | - | (325.00) | -100.00% |
| 61190-Supplies - Water Softener | 1,513.63 | 1,550.00 | (36.37) | -2.40% | 1,513.63 | 2,040.00 | 526.37 | 34.78% |
| Total for Supplies | 4,967.22 | 5,980.00 | (1,012.78) | -20.39% | 4,967.22 | 7,910.00 | 2,942.78 | 59.24% |
| Utilities | | | | | | | | |
| 66100-Cable TV | 5,593.01 | 5,772.44 | (179.44) | -3.21% | 5,593.01 | 5,760.80 | 167.79 | 3.00% |
| 66200-Electric | 33,702.53 | 37,213.90 | (3,511.37) | -10.42% | 33,702.53 | 34,713.61 | 1,011.08 | 3.00% |
| 66300-Gas | 17,764.27 | 19,046.99 | (1,282.72) | -7.22% | 17,764.27 | 18,297.20 | 532.93 | 3.00% |
| 66400-Internet | 17,123.68 | 16,678.39 | 445.29 | 2.60% | 17,123.68 | 17,637.39 | 513.71 | 3.00% |
| 66500-Sewer | 12,704.61 | 13,269.41 | (564.80) | -4.45% | 12,704.61 | 13,085.75 | 381.14 | 3.00% |
| 66600-Telephone | 2,791.14 | 2,847.83 | (56.69) | -2.03% | 2,791.14 | 2,874.88 | 83.73 | 3.00% |
| 66700-Trash Removal | 8,818.54 | 9,049.92 | (231.38) | -2.62% | 8,818.54 | 9,083.10 | 264.56 | 3.00% |
| 66800-Water | 47,689.56 | 40,859.29 | 6,830.27 | 14.32% | 47,689.56 | 49,120.25 | 1,430.69 | 3.00% |
| Total for Utilities | 146,187.34 | 144,738.17 | 1,449.17 | 0.99% | 146,187.34 | 150,572.96 | 4,385.62 | 3.00% |
| Other Operating Expenses | | | | | | | | |
| 70300-Interest Expense | 202.07 | - | 202.07 | 100.00% | 202.07 | - | (202.07) | -100.00% |
| 70500- Income Taxes | - | 2,900.00 | (2,900.00) | 0.00% | - | - | - | 0.00% |
| 70600-Property Taxes | (23,885.81) | (24,325.00) | 439.19 | -1.84% | (23,885.81) | (22,500.00) | 1,385.81 | -5.80% |
| Total for Other Operating Expenses | (23,683.74) | (21,425.00) | (2,258.74) | 9.54% | (23,683.74) | (22,500.00) | 1,183.74 | -5.00% |
| Reserve Fund | | | | | | | | |
| 90005-Reserve Fund Contribution | 302,000.03 | 302,000.00 | 0.03 | 0.00% | 302,000.03 | 302,000.00 | (0.03) | 0.00% |
| 90500-Special Assessment Accrual | 750,000.00 | 750,000.00 | - | 0.00% | 750,000.00 | 750,000.00 | - | 0.00% |
| Total for Reserve Fund | 1,052,000.03 | 1,052,000.00 | 0.03 | 0.00% | 1,052,000.03 | 1,052,000.00 | (0.03) | 0.00% |
| Total Expenses | 1,513,336.39 | 1,491,311.17 | 22,025.22 | 1.46% | 1,513,336.39 | 1,548,284.15 | 34,947.76 | 2.31% |
| Net Income | 3,360.41 | - | 3,360.41 | 100.00% | 3,360.41 | - | (3,360.41) | -100.00% |



| Component | Amount | Useful Life | Actuals | Budget | Budget | Budget | Budget | Budget | Budget | Budget | Budget |
|---|--------|-------------|-----------|---------|--------|--------|--------|-----------|--------|--------|--------|
| | | | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 |
| Flat Roof - Replace | 25.00 | | | 150,000 | - | - | - | - | - | - | - |
| Heat Trace - Replace | 15 | | | 15,000 | - | - | - | - | - | - | - |
| Metal Railing - Repaint | 6 | | | - | - | - | - | - | - | - | - |
| Building Exterior - Repair/Repaint | 10 | | 24,016 | - | - | - | - | 1,550,000 | - | - | - |
| Interior Surfaces - Repaint | N/A | | | - | - | - | - | - | - | - | - |
| Stairwells - Repaint | N/A | | | - | - | - | - | - | - | - | - |
| Masonry - Repairs | 2 | | | 1,061 | - | 1,126 | - | 1,194 | - | 1,267 | - |
| Parking Barrier Gate - Replace | 15 | | | - | - | - | - | - | - | - | - |
| Balcony Decks - Resurface | 20 | | 1,102,368 | - | - | - | - | - | - | - | - |
| Radiant Heat | | | | - | - | - | - | - | - | - | - |
| Boiler - Domestic 1 - Replace | 25 | | | - | - | - | - | - | - | - | - |
| Boiler - Domestic 2 - Replace | 25 | | | - | - | - | - | - | - | - | - |
| Boilers - Heating - Replace | 25 | | | - | - | - | - | - | - | - | - |
| Elevators - Modernize | 30 | | | - | - | - | - | - | - | - | - |
| Elevator Cabs - Remodel | 20 | | | 24,040 | - | - | - | - | - | - | - |
| Chiller - Rebuild/Replace | 30 | | | - | - | - | - | - | - | - | - |
| Exhaust Fans - Replace | N/A | | | - | - | - | - | - | - | - | - |
| Pumps - Rebuild/Replace | N/A | | | - | - | - | - | - | - | - | - |
| Suspended Heater - Replace | 30 | | | - | - | - | - | 2,460 | - | - | - |
| Air Handler - Replace | 30 | | | - | - | - | - | 36,896 | - | - | - |
| CO Detectors - Replace | 10 | | | - | - | - | - | 11,069 | - | - | - |
| Expansion Tanks - Replace | 30 | | | - | - | - | - | 4,919 | - | - | - |
| Hot Water Storage Tank - Replace | 20 | | | - | - | - | - | - | - | - | - |
| Water Softener System - Replace | 20 | | | - | - | - | - | - | - | - | - |
| Awnings - Repair | 1 | | 8,211 | - | 3,377 | 3,478 | 3,582 | 3,690 | 3,800 | 3,914 | 4,032 |
| Fire Protection System - Renovate | 20 | | 220 | - | - | - | - | - | - | - | 4,153 |
| Security Camera System - Replace | 12 | | | - | - | - | - | - | 7,959 | - | - |
| Metal Railing - Replace | 50 | | | - | - | - | - | - | - | - | - |
| Furniture - Replace | 10 | | | - | - | - | - | - | - | 13,439 | - |
| Restrooms - Remodel | 20 | | | - | - | - | - | - | 40,537 | - | - |
| Mirror Ceiling Tiles - Replace | N/A | | | - | - | - | - | - | - | - | - |
| Wall Paper - Floor 1 - Replace | 15 | | | - | - | - | - | - | - | 7,176 | - |
| Wall Paper - Floors 2 & 4 - Replace | 15 | | | - | - | - | - | 13,529 | - | - | - |
| Wood Doors & Paneling - Oil | N/A | | | - | - | - | - | - | - | - | - |
| Bell Carts - Replace | 15 | | | - | 5,245 | - | - | - | - | - | - |
| Ceiling Tiles - Floor 1 - Replace | 25 | | | - | 12,731 | - | - | - | - | - | - |
| Wi-Fi System - Replace | 10 | | | - | - | - | - | - | - | - | - |
| Carpeting - Floor 1 - Replace | 10 | | | - | - | - | - | - | - | - | - |
| Carpeting - Floors 2, 3, & 4 - Replace | 10 | | | - | - | - | - | - | - | - | - |
| Tile Flooring - Replace | 30 | | | - | - | - | - | 43,046 | - | - | - |
| Interior Light Fixtures - Floors 1 & 3 - Re | 25 | | | - | 10,582 | - | - | - | - | - | - |



| Component | Amount | Useful Life | Actuals | Budget | Budget | Budget | Budget | Budget | Budget | Budget | Budget |
|--|--------|-------------|-------------|-----------|-----------|-----------|-----------|-------------|-----------|-----------|-----------|
| | | | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 |
| Interior Light Fixtures - Floors 2 & 4 - Re | | 25 | | - | - | - | - | - | - | - | - |
| Garage Light Fixtures - Replace | | 25 | | - | - | - | 13,500 | - | - | - | - |
| Plumbing - Repairs | | 1 | 2,470 | 16,391 | 16,883 | 17,389 | 17,911 | 18,448 | 19,002 | 19,572 | 20,159 |
| Windows - Repair/Replace | | 2 | | - | - | - | - | 950,000 | - | - | - |
| Dumpster Doors - Replace | | 20 | | - | - | - | - | - | - | - | - |
| Garage Membrane Replacement | | | 54,928 | - | - | - | - | - | - | - | - |
| Emergency Stairwell Backup Lighting | | | | - | - | - | - | - | - | - | - |
| Professional Services | | | 73 | - | - | - | - | - | - | - | - |
| Labor | | | 7,888 | - | - | - | - | - | - | - | - |
| | | | <u>-</u> | | | | | | | | |
| | | | 1,200,174 | 206,492 | 48,818 | 21,993 | 34,993 | 2,635,251 | 63,339 | 39,888 | 37,630 |
| Anticipated Beginning Capital Balance | | | 207,809 | 807,796 | 1,653,304 | 1,915,546 | 2,213,944 | 2,508,955 | 1,163,608 | 1,450,369 | 1,771,085 |
| Actual / Budgeted Reserve Placement | | | 302,000 | 302,000 | 311,060 | 320,392 | 330,004 | 339,904 | 350,101 | 360,604 | 371,422 |
| Special Assessment | | | 1,494,800 | 750,000 | | | | 950,000 | | | |
| Anticipated Excess (Deficiency) of Revenue over Expenses | | | 3,360 | - | - | - | - | - | - | - | - |
| Budgeted Capital Expenses (from above) | | | (1,200,174) | (206,492) | (48,818) | (21,993) | (34,993) | (2,635,251) | (63,339) | (39,888) | (37,630) |
| Anticipated Ending Cash Capital Balance | | | 807,796 | 1,653,304 | 1,915,546 | 2,213,944 | 2,508,955 | 1,163,608 | 1,450,369 | 1,771,085 | 2,104,877 |
| Reserve Study Fully Funded Balance | | | 915,893 | 485,636 | 507,980 | 573,890 | 651,357 | 712,355 | 483,803 | 513,594 | 585,593 |
| Percent Funded by the HOA (ending balance) | | | 88.2% | 340.4% | 377.1% | 385.8% | 385.2% | 163.3% | 299.8% | 344.8% | 359.4% |