



	2021		2021		2021		2022	
	Actuals	Budget	Variance	% CHG	Actuals	Budget	Variance	% CHG
<b>Revenue</b>								
40100-Member Dues	258,483.60	270,343.99	(11,860.39)	-4.59%	258,483.60	314,547.25	56,063.65	21.69%
40450-Internet Service	-	-	-	0.00%	-	17,520.00	17,520.00	0.00%
41100-Special Assessments Owners	100,001.30	100,000.00	1.30	0.00%	100,001.30	-	(100,001.30)	-100.00%
<b>Total for Revenue</b>	<b>358,484.90</b>	<b>370,343.99</b>	<b>(11,859.09)</b>	<b>-3.31%</b>	<b>358,484.90</b>	<b>332,067.25</b>	<b>(26,417.65)</b>	<b>-7.37%</b>
<b>Other Income</b>								
41600-Other Income	1,825.00	1,800.00	25.00	1.37%	1,825.00	1,800.00	(25.00)	-1.37%
45100-Interest Income Operating	3.94	-	3.94	100.00%	3.94	-	(3.94)	-100.00%
45150-Interest Income Reserve	12.68	-	12.68	100.00%	12.68	-	(12.68)	-100.00%
45175-Telephone Recovery	522.00	174.00	348.00	66.67%	522.00	-	(522.00)	-100.00%
45200-Finance Charges / Late Fees	1,064.03	-	1,064.03	100.00%	1,064.03	300.00	(764.03)	-71.81%
45350-Vending Commission	86.63	-	86.63	100.00%	86.63	-	(86.63)	-100.00%
<b>Total for Other Income</b>	<b>3,514.28</b>	<b>1,974.00</b>	<b>1,540.28</b>	<b>43.83%</b>	<b>3,514.28</b>	<b>2,100.00</b>	<b>(1,414.28)</b>	<b>-40.24%</b>
<b>Total Income</b>	<b>361,999.18</b>	<b>372,317.99</b>	<b>(10,318.81)</b>	<b>-2.85%</b>	<b>361,999.18</b>	<b>334,167.25</b>	<b>(27,831.93)</b>	<b>-7.69%</b>
<b>General &amp; Administration</b>								
50200-Bank Fees	278.48	-	278.48	100.00%	278.48	300.00	21.52	7.73%
50300-Legal and Professional Fees	12,614.50	2,000.00	10,614.50	84.15%	12,614.50	9,000.00	(3,614.50)	-28.65%
50400-Audit	595.00	600.00	(5.00)	-0.84%	595.00	600.00	5.00	0.84%
50450-Accounting	54.00	-	54.00	100.00%	54.00	60.00	6.00	11.11%
50475-Bad Debt	1,200.00	1,200.00	-	0.00%	1,200.00	-	(1,200.00)	-100.00%
50495-Miscellaneous	-	50.00	(50.00)	0.00%	-	-	-	0.00%
50520-Licenses/Fees/Dues	192.00	-	192.00	100.00%	192.00	200.00	8.00	4.17%
50525-Management Fees	12,447.00	12,447.00	-	0.00%	12,447.00	12,771.00	324.00	2.60%
50540-Postage	220.86	145.00	75.86	34.35%	220.86	180.00	(40.86)	-18.50%
50550-Insurance	26,106.05	27,247.97	(1,141.92)	-4.37%	26,106.05	36,000.00	9,893.95	37.90%
<b>Total for General &amp; Administration</b>	<b>53,707.89</b>	<b>43,689.97</b>	<b>10,017.92</b>	<b>18.65%</b>	<b>53,707.89</b>	<b>59,111.00</b>	<b>5,403.11</b>	<b>10.06%</b>
<b>Housekeeping</b>								
51100-Housekeeping Labor	9,721.00	10,800.00	(1,079.00)	-11.10%	9,721.00	12,600.00	2,879.00	29.62%
51150-Housekeeping Supplies	510.23	950.00	(439.77)	-86.19%	510.23	840.00	329.77	64.63%
60250-Carpet Cleaning	1,141.23	1,466.00	(324.77)	-28.46%	1,141.23	1,580.00	438.77	38.45%
60375-Window Washing	600.00	1,200.00	(600.00)	-100.00%	600.00	1,400.00	800.00	133.33%
<b>Total for Housekeeping</b>	<b>11,972.46</b>	<b>14,416.00</b>	<b>(2,443.54)</b>	<b>-20.41%</b>	<b>11,972.46</b>	<b>16,420.00</b>	<b>4,447.54</b>	<b>37.15%</b>
<b>Security</b>								
60670-Owner Services	7.95	-	7.95	100.00%	7.95	-	(7.95)	-100.00%
<b>Total for Security</b>	<b>7.95</b>	<b>-</b>	<b>7.95</b>	<b>100.00%</b>	<b>7.95</b>	<b>-</b>	<b>(7.95)</b>	<b>-100.00%</b>
<b>Repairs &amp; Maintenance</b>								
60025-Maintenance Labor	28,941.48	23,322.50	5,618.98	19.41%	28,941.48	29,850.00	908.52	3.14%



	2021	2021			2021	2022		
	Actuals	Budget	Variance	% CHG	Actuals	Budget	Variance	% CHG
60030-Contract Services	9,555.60	4,000.00	5,555.60	58.14%	9,555.60	10,200.00	644.40	6.74%
60050-Programmed Maintenance	300.00	675.00	(375.00)	-125.00%	300.00	-	(300.00)	-100.00%
60075-Alarm Monitoring	285.00	310.00	(25.00)	-8.77%	285.00	360.00	75.00	26.32%
60100-Landscape Labor	-	1,000.00	(1,000.00)	0.00%	-	1,000.00	1,000.00	0.00%
60105-Landscape Contract	4,010.00	16,000.00	(11,990.00)	-299.00%	4,010.00	6,500.00	2,490.00	62.09%
60115-Fire Sprinklers	10,172.00	6,000.00	4,172.00	41.01%	10,172.00	10,000.00	(172.00)	-1.69%
60138-Electrical Repair Contractor	455.00	500.00	(45.00)	-9.89%	455.00	-	(455.00)	-100.00%
60155-Garage Door Repair	358.00	2,400.00	(2,042.00)	-570.39%	358.00	400.00	42.00	11.73%
60163-Plumbing Contractor	1,128.00	600.00	528.00	46.81%	1,128.00	-	(1,128.00)	-100.00%
60165-Locks & Keys	2,206.02	475.00	1,731.02	78.47%	2,206.02	500.00	(1,706.02)	-77.33%
60210-Pool & Spa Maintenance Labor	13,716.67	14,000.00	(283.33)	-2.07%	13,716.67	14,400.00	683.33	4.98%
60215-Pool & Spa Contractor	-	-	-	0.00%	-	500.00	500.00	0.00%
60260-Snow Removal Labor	7,551.67	10,500.00	(2,948.33)	-39.04%	7,551.67	10,500.00	2,948.33	39.04%
60265-Snow Removal Contractor	-	750.00	(750.00)	0.00%	-	750.00	750.00	0.00%
60400-Elevators	2,619.32	3,800.00	(1,180.68)	-45.08%	2,619.32	2,520.00	(99.32)	-3.79%
60450-Pest Control	500.00	1,500.00	(1,000.00)	-200.00%	500.00	500.00	-	0.00%
<b>Total for Repairs &amp; Maintenance</b>	<b>81,798.76</b>	<b>85,832.50</b>	<b>(4,033.74)</b>	<b>-4.93%</b>	<b>81,798.76</b>	<b>87,980.00</b>	<b>6,181.24</b>	<b>7.56%</b>
<b>Supplies</b>								
61100-Supplies-Building	697.41	504.00	193.41	27.73%	697.41	750.00	52.59	7.54%
61145-Supplies - Fuel	220.88	165.00	55.88	25.30%	220.88	240.00	19.12	8.66%
61150-Supplies-Pool	1,889.11	2,652.00	(762.89)	-40.38%	1,889.11	2,040.00	150.89	7.99%
61190-Supplies - Water Softener	849.93	245.00	604.93	71.17%	849.93	900.00	50.07	5.89%
61200-Supplies-Snow Removal	568.90	400.00	168.90	29.69%	568.90	600.00	31.10	5.47%
<b>Total for Supplies</b>	<b>4,226.23</b>	<b>3,966.00</b>	<b>260.23</b>	<b>6.16%</b>	<b>4,226.23</b>	<b>4,530.00</b>	<b>303.77</b>	<b>7.19%</b>
<b>Utilities</b>								
66100-Cable TV	6,933.70	-	6,933.70	100.00%	6,933.70	-	(6,933.70)	-100.00%
66200-Electric	12,212.71	11,421.95	790.76	6.47%	12,212.71	12,579.10	366.38	3.00%
66300-Gas	4,312.19	3,654.57	657.62	15.25%	4,312.19	6,015.50	1,703.31	39.50%
66400-Internet	5,725.94	14,900.00	(9,174.06)	-160.22%	5,725.94	17,520.00	11,794.06	205.98%
66500-Sewer	12,540.15	12,821.28	(281.12)	-2.24%	12,540.15	12,916.36	376.20	3.00%
66600-Telephone	1,872.10	1,000.00	872.10	46.58%	1,872.10	1,928.26	56.16	3.00%
66700-Trash Removal	270.00	-	270.00	100.00%	270.00	-	(270.00)	-100.00%
66800-Water	19,117.16	22,611.37	(3,494.21)	-18.28%	19,117.16	19,690.67	573.51	3.00%
<b>Total for Utilities</b>	<b>62,983.96</b>	<b>66,409.17</b>	<b>(3,425.21)</b>	<b>-5.44%</b>	<b>62,983.96</b>	<b>70,649.89</b>	<b>7,665.94</b>	<b>12.17%</b>
<b>Other Operating Expenses</b>								
70500- Income Taxes	-	100.00	(100.00)	0.00%	-	-	-	0.00%
<b>Total for Other Operating Expenses</b>	<b>-</b>	<b>100.00</b>	<b>(100.00)</b>	<b>0.00%</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
<b>Total Operating Expenses</b>	<b>214,697.24</b>	<b>214,413.64</b>	<b>283.61</b>	<b>0.13%</b>	<b>214,697.24</b>	<b>238,690.89</b>	<b>23,993.65</b>	<b>11.18%</b>



**Reserve Fund**

	2021				2022			
	Actuals	Budget	Variance	% CHG	Actuals	Budget	Variance	% CHG
90005-Reserve Fund Contribution	56,317.99	57,904.36	(1,586.37)	-2.82%	56,317.99	95,476.36	39,158.37	69.53%
90500-Special Assessment Accrual	100,001.30	100,000.00	1.30	0.00%	100,001.30	-	(100,001.30)	-100.00%
<b>Total for Reserve Fund</b>	<b>156,319.29</b>	<b>157,904.36</b>	<b>(1,585.07)</b>	<b>-1.01%</b>	<b>156,319.29</b>	<b>95,476.36</b>	<b>(60,842.93)</b>	<b>-38.92%</b>
<b>Total Expenses</b>	<b>371,016.53</b>	<b>372,317.99</b>	<b>(1,301.46)</b>	<b>-0.35%</b>	<b>371,016.53</b>	<b>334,167.25</b>	<b>(36,849.28)</b>	<b>-9.93%</b>
<b>Net Income</b>	<b>(9,017.35)</b>	<b>-</b>	<b>(9,017.35)</b>	<b>100.00%</b>	<b>(9,017.35)</b>	<b>-</b>	<b>9,017.35</b>	<b>-100.00%</b>

Component	Amount	Useful Life	Actuals	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	
			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
ASPHALT REPAIR	3,717	3.00		30,400	-	-	-	4,600	-	-	-	
CONCRETE MASONRY REPAIRS	2,601	2		7,500	-	3,147	-	3,251	-	3,365	9,932	
FASCIA REPLACE	5,731	13		-	-	-	-	-	-	-	-	
ROOF REPLACE	101,798	27		-	-	-	-	-	-	-	-	
ROOF REPAIR	2,000	1		-	-	-	-	-	-	-	-	
SIDING PAINT & REPAIR	4,080	10		-	-	-	-	-	-	99,315	-	
HANDRAIL PAINT & REPAIR	4,600	3		-	5,474	-	-	5,750	-	-	-	
PORTE COCHE	2,000	8		2,340	-	-	-	-	-	-	-	
DECK STAINING	2,511	3		-	-	3,038	-	-	-	3,185	-	
UNDER DECK PAINT/REPAIR	7,245	10		-	-	-	8,911	-	-	-	-	
DECK STRUCTURAL			58,476	-	-	-	-	-	-	-	66,210	
GARAGE DOOR OPENER				-	-	-	-	-	-	-	1,304	
GARAGE GENERAL IMPROVEMENTS				10,000	-	-	-	-	-	-	-	
STAIRWAYS				-	-	-	-	-	-	-	13,242	
DUMPSTER ENCLOSURE	2,890	10		-	3,439	-	-	-	-	-	-	
ELEVATOR CAB UPGRADE	6,898	30		-	-	-	7,933	-	-	-	-	
HEAT TAPE REPAIR	1,765	1		2,065	2,100	2,136	2,171	2,206	2,238	2,283	17,877	
EXTERIOR LIGHTING	18,500	0		18,500	-	-	-	-	-	-	-	
COMMON AREA CARPET	8,490	9		-	10,103	-	-	-	-	-	-	
COMMON AREA PAINT	7,428	9		-	8,840	-	-	-	-	-	-	
TREE PRUNING	918	4		-	-	-	1,129	-	-	-	-	
LANDSCAPING	5,235	12		5,000	2,500	-	6,439	-	-	-	-	
HARDSCAPING	15,606	20		-	-	-	-	-	-	-	-	
FIRE SYSTEM REPAIR	10,426	20	9,128	-	-	-	-	-	-	-	19,002	
COMMON AREA REMODEL	100,000			-	-	-	-	-	-	-	-	
COMMON AREA FURNITURE	2,653	9		-	3,157	-	-	-	-	-	-	
POOL UPGRADE	1,167	6		-	7,500	-	-	-	1,480	-	265	
POOL FURNITURE	3,789	10		3,000	-	-	-	-	-	-	-	
Fire Sprinkler Pipe Replacements	5,000			-	-	-	-	-	-	-	-	
POOL FURNACE/HEAT EXCHANGE	1,287	15		-	-	-	-	1,609	-	-	-	
SAND FILTER	849	11		-	-	-	1,044	-	-	-	-	
DOORS & HARDWARE	1,275	6		-	-	-	1,568	-	-	-	-	
GUTTERS & DOWNSPOUTS	650	3		12,000	-	-	-	-	-	-	9,269	
INGRESS/EGRESS DOORS	208	3		-	-	-	-	-	-	-	-	
SOFT WATER RESIN CONTAINER	3,846	25		-	-	-	-	-	-	-	-	
HOT WATER BOILER COMMON A	1,061	16		-	3,000	-	-	-	-	-	-	
POOL HOIST	5,387	7		-	-	-	-	6,832	-	-	-	
POOL FENCE PAINTING	1,479	10		-	1,760	-	-	-	-	-	-	
COMMON AREA HEATING FURNACE	2,653	30		-	-	-	-	-	-	-	-	
Furnace			3,200	-	-	-	-	-	-	-	-	
LOCKS				-	-	-	-	-	-	-	-	
	<u>345,743</u>			<u>70,804</u>	<u>90,805</u>	<u>47,873</u>	<u>8,321</u>	<u>29,195</u>	<u>17,416</u>	<u>10,550</u>	<u>8,833</u>	<u>236,416</u>
Anticipated Beginning Capital Reserve Fund			69,475	145,973	150,645	201,112	294,082	369,217	459,260	559,394	664,564	545,572



<u>Component</u>	<u>Amount</u>	<u>Useful Life</u>	<u>Actuals</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>
			<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>
Additional Reserves Anticipated	56,318		95,476	98,341	101,291	104,330	107,459	110,683	114,004	117,424	120,947
Special Assessments	100,001		-								
Anticipated Excess (Deficiency) of Revenues over Expenses	(9,017)		-	-	-	-	-	-	-	-	-
Budgeted Capital Expenditures (from above)	(70,804)		(90,805)	(47,873)	(8,321)	(29,195)	(17,416)	(10,550)	(8,833)	(236,416)	-
Projected Capital Reserves	145,973		150,645	201,112	294,082	369,217	459,260	559,394	664,564	545,572	666,519