

High Star Ranch - Master HOA



	2021				2022			
	Actuals	Budget	Variance	% CHG	Actuals	Budget	Variance	% CHG
Revenue								
40100-Member Dues	18,279.00	18,279.00	-	0.00%	18,279.00	158,017.61	139,738.61	764.48%
40500-Developer Dues	-	-	-	0.00%	-	45,000.00	45,000.00	0.00%
Total for Revenue	18,279.00	18,279.00	-	0.00%	18,279.00	203,017.61	184,738.61	1010.66%
Other Income								
45100-Interest Income Operating	0.26	-	0.26	100.00%	0.26	-	(0.26)	-100.00%
45150-Interest Income Reserve	0.88	-	0.88	100.00%	0.88	-	(0.88)	-100.00%
45200-Finance Charges / Late Fees	0.23	-	0.23	100.00%	0.23	-	(0.23)	-100.00%
Total for Other Income	1.37	-	1.37	100.00%	1.37	-	(1.37)	-100.00%
Total Income	18,280.37	18,279.00	1.37	0.01%	18,280.37	203,017.61	184,737.24	1010.58%
General & Administration								
50200-Bank Fees	697.73	61.80	635.93	91.14%	697.73	1,080.00	382.27	54.79%
50300-Legal and Professional Fees	1,500.00	6,000.00	(4,500.00)	-300.00%	1,500.00	3,000.00	1,500.00	100.00%
50400-Audit	500.00	-	500.00	100.00%	500.00	600.00	100.00	20.00%
50495-Miscellaneous	-	50.00	(50.00)	0.00%	-	-	-	0.00%
50500-Office Supplies	-	300.00	(300.00)	0.00%	-	-	-	0.00%
50540-Postage	12.41	-	12.41	100.00%	12.41	-	(12.41)	-100.00%
50550-Insurance	3,316.01	3,360.00	(43.99)	-1.33%	3,316.01	3,600.00	283.99	8.56%
Total for General & Administration	6,026.15	9,771.80	(3,745.65)	-62.16%	6,026.15	8,280.00	2,253.85	37.40%
Repairs & Maintenance								
60025-Maintenance Labor	195.00	-	195.00	100.00%	195.00	7,200.00	7,005.00	3592.31%
60030-Contract Services	1,068.00	-	1,068.00	100.00%	1,068.00	1,200.00	132.00	12.36%
60105-Landscape Contract	-	-	-	0.00%	-	1,500.00	1,500.00	0.00%
60265-Snow Removal Contractor	-	-	-	0.00%	-	10,000.00	10,000.00	0.00%
60600-Trail Maintenance Contractor	-	-	-	0.00%	-	10,000.00	10,000.00	0.00%
60650-Weed Abatement	-	-	-	0.00%	-	35,000.00	35,000.00	0.00%
Total for Repairs & Maintenance	1,263.00	-	1,263.00	100.00%	1,263.00	64,900.00	63,637.00	5038.56%
Supplies								
61145-Supplies - Fuel	-	-	-	0.00%	-	2,400.00	2,400.00	0.00%
Total for Supplies	-	-	-	0.00%	-	2,400.00	2,400.00	0.00%
Reserve Fund								
90005-Reserve Fund Contribution	8,507.20	8,507.20	-	0.00%	8,507.20	127,437.61	118,930.41	1398.00%
Total for Reserve Fund	8,507.20	8,507.20	-	0.00%	8,507.20	127,437.61	118,930.41	1398.00%
Total Expenses	15,796.35	18,279.00	(2,482.65)	-15.72%	15,796.35	203,017.61	187,221.26	1185.22%
Net Income	2,484.02	-	2,484.02	100.00%	2,484.02	-	(2,484.02)	-100.00%

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Component	Amount	Useful Life	Actuals	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	
			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Appliances	13,176	2-5	-	-	-	-	-	-	-	-	-	
Concrete	15,716	0-10	-	-	-	-	-	-	-	-	-	
Doors	145,683	0-10	-	-	-	-	-	-	-	-	-	
Elevator	432,561	4-29	-	-	-	-	-	-	-	-	-	
Equipment	180,862	0-9	-	-	-	-	-	-	-	-	-	
Fences/Gates/Railings/Walls	19,335	5-6	-	-	-	-	-	-	-	-	-	
Fences/Gates/Rails	10,528	4-10	-	-	-	-	-	-	-	-	-	
Fire Safety	108,833	0-14	-	-	-	-	-	-	-	-	-	
Flooring	113,094	0-6	-	-	-	-	-	-	-	-	-	
Furnishings	14,355	0-5	-	-	-	-	-	-	-	-	-	
Interior Surfaces	17,420	0-2	-	-	-	-	-	-	-	-	-	
Labor			-	-	-	-	-	-	-	-	-	
Landscaping	12,446	0-11	-	-	-	-	-	-	-	-	-	
Lighting	4,225	11	-	-	-	-	-	-	-	-	-	
Masonry	18,399	1-5	-	-	-	-	-	-	-	-	-	
Painting	158,675	0-5	-	-	-	-	-	-	-	-	-	
Plumbing	17,430	2-12	-	-	-	-	-	-	-	-	-	
Pool/Spa	33,360	2-9	-	-	-	-	-	-	-	-	-	
Renovation	304,703	0-14	-	-	-	-	-	-	-	-	-	
Roof	250,000	0	-	-	-	-	-	-	-	-	-	
Security	12,953	2	-	-	-	-	-	-	-	-	-	
Signage	26,583	4-10	-	-	-	-	-	-	-	-	-	
Stairwells	38,704	0-10	-	-	-	-	-	-	-	-	-	
	<u>1,949,041</u>		-	-	-	-	-	-	-	-	-	
Anticipated Beginning Balance			33,949	44,940	172,378	303,638	438,837	578,091	721,524	869,259	1,021,426	1,178,158
Annual Capital Contribution			8,507	127,438	131,261	135,199	139,255	143,432	147,735	152,167	156,732	161,434
Special Assessment												
Excess (Deficit) of Revenues over Expenses			2,484	-	-	-	-	-	-	-	-	-
Annual Capital Expenses			-	-	-	-	-	-	-	-	-	-
Anticipated Ending Balance			44,940	172,378	303,638	438,837	578,091	721,524	869,259	1,021,426	1,178,158	1,339,592