

**All Seasons Condo HOA
2023 Budget**



	2022 Budget	2022 Actuals	2023 Budget	Variance	% CHG
Revenue					
40100-Member Dues	314,547	314,550	346,005	31,455	10.00%
40450-Internet Service	17,520	17,528	18,036	508	2.90%
Total for Revenue	332,067	332,079	364,041	31,962	9.62%
Other Income					
41600-Other Income	1,800	1,877	3,600	1,723	91.78%
45150-Interest Income Reserve	-	120	3,000	2,880	2408.36%
45175-Telephone Recovery	-	522	525	3	0.57%
45200-Finance Charges / Late Fees	300	519	500	(19)	-3.73%
Total for Other Income	2,100	3,038	7,625	4,587	150.98%
Total Income	334,167	335,117	371,666	36,549	10.91%
General & Administration					
50200-Bank Fees	300	345	350	5	1.32%
50300-Legal and Professional Fees	9,000	5,081	6,000	919	18.09%
50400-Audit	600	1,150	1,175	25	2.17%
50450-Accounting	60	124	125	1	0.81%
50520-Licenses/Fees/Dues	200	10	200	190	1900.00%
50525-Management Fees	12,771	12,771	13,095	324	2.54%
50540-Postage	180	77	100	23	29.45%
50550-Insurance	36,000	32,675	39,000	6,325	19.36%
Total for General & Administration	59,111	52,233	60,045	7,812	14.96%
Housekeeping					
51100-Housekeeping Labor	12,600	12,228	13,688	1,459	11.93%
51150-Housekeeping Supplies	840	836	900	64	7.65%
60250-Carpet Cleaning	1,580	1,904	2,000	96	5.02%
60375-Window Washing	1,400	1,400	1,525	125	8.93%
Total for Housekeeping	16,420	16,369	18,113	1,744	10.65%
Repairs & Maintenance					
60025-Maintenance Labor	29,850	30,815	36,500	5,685	18.45%
60030-Contract Services	10,200	11,010	12,750	1,740	15.80%
60075-Alarm Monitoring	360	511	525	14	2.73%
60100-Landscape Labor	1,000	1,075	1,100	25	2.33%
60105-Landscape Contract	6,500	6,205	6,500	295	4.75%
60115-Fire Sprinklers	10,000	3,990	10,000	6,010	150.63%
60165-Locks & Keys	500	120	-	(120)	-100.00%
60210-Pool & Spa Maintenance Labor	14,400	17,925	10,000	(7,925)	-44.21%
60215-Pool & Spa Contractor	500	1,869	2,000	131	6.98%
60260-Snow Removal Labor	10,500	5,635	13,200	7,565	134.25%
60265-Snow Removal Contractor	750	740	750	10	1.35%

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60400-Elevator Contractor	2,520	2,177	2,325	148	6.78%
60450-Pest Control	500	250	500	250	100.00%
Total for Repairs & Maintenance	87,980	82,323	96,150	13,827	16.80%
Supplies					
61100-Supplies-Building	750	665	750	85	12.83%
61145-Supplies - Fuel	240	250	275	25	10.00%
61150-Supplies-Pool	2,040	3,198	2,000	(1,198)	-37.46%
61190-Supplies - Water Softener	900	525	600	75	14.22%
61200-Supplies-Snow Removal	600	300	300	-	0.00%
Total for Supplies	4,530	4,938	3,925	(1,013)	-20.51%
Utilities					
66200-Electric	12,579	12,198	12,564	366	3.00%
66300-Gas	6,016	5,263	5,463	200	3.80%
66400-Internet	17,520	21,876	22,836	960	4.39%
66500-Sewer	12,916	12,909	13,297	387	3.00%
66600-Telephone	1,928	1,407	1,449	42	3.00%
66800-Water	19,691	21,311	22,376	1,066	5.00%
Total for Utilities	70,650	74,964	77,985	3,021	4.03%
Total Expenses before Reserve Contribution	238,691	230,827	256,217	25,390	11.00%
Reserve Fund					
90005-Reserve Fund Contribution	95,476	95,476	115,449	19,973	20.92%
Total for Reserve Fund	95,476	95,476	115,449	19,973	20.92%
Total Expenses	334,167	326,304	371,666	45,362	13.90%
Net Income	0	8,813	(0)	(8,813)	-100.00%

All Seasons Condo HOA Capital Expense Budget 2023



Component	Amount	Useful Life	Actuals	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
			2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
ASPHALT REPAIR	3,717	3	10,095	-	35,000	-	4,600	-	-	-	3,578	-
CONCRETE MASONRY REPAIRS	2,601	2	-	-	3,147	-	3,251	-	3,365	9,932	4,091	-
SIDING PAINT & REPAIR	4,080	10	-	-	-	-	-	-	-	99,315	-	-
HANDRAIL PAINT & REPAIR	4,600	3	-	-	-	-	5,750	-	-	-	-	-
DECK STAINING	2,511	3	-	-	3,038	-	-	-	3,185	-	-	-
UNDER DECK PAINT/REPAIR	7,245	10	-	-	-	8,911	-	-	-	-	-	-
GARAGE DOOR OPENER	-	-	-	-	-	-	-	-	-	1,304	-	-
STAIRWAYS	-	-	-	-	-	-	-	-	-	13,242	-	-
DUMPSTER ENCLOSURE	2,890	10	-	-	-	3,500	-	-	-	-	-	-
ELEVATOR CAB Replacement	-	30	9,300	100,000	-	-	-	-	-	-	-	-
HEAT TAPE REPAIR	1,765	1	-	2,100	2,136	2,171	2,206	2,238	2,283	17,877	-	-
EXTERIOR LIGHTING	18,500	0	-	20,000	-	-	-	-	-	-	2,523	-
COMMON AREA CARPET	8,490	9	-	-	-	-	-	11,250	-	-	-	-
COMMON AREA PAINT	7,428	9	-	-	-	-	-	9,250	-	-	2,045	2,107
TREE PRUNING/REMOVAL	918	4	-	5,000	-	-	-	-	-	-	-	-
LANDSCAPING	5,235	12	-	-	-	9,000	-	-	-	-	-	14,048
FIRE SYSTEM REPAIR	10,426	20	-	-	-	-	-	-	-	19,002	-	-
COMMON AREA FURNITURE	2,653	9	-	-	-	3,300	-	-	-	-	-	-
POOL UPGRADE	1,167	6	-	-	180,000	-	-	1,480	-	265	681	2,107
POOL FURNITURE	3,789	10	-	-	-	-	-	-	-	-	-	280
FIRE SPRINKLER PIPE REPLACEMENTS	5,000	-	11,387	-	-	-	-	-	-	-	-	-
POOL FURNACE/HEAT EXCHANGER	1,287	15	-	-	-	-	1,609	-	-	-	-	-
SAND FILTER	849	11	-	-	-	1,044	-	-	-	-	-	-
DOORS & HARDWARE	1,275	6	-	-	-	1,568	-	-	-	-	-	-
GUTTERS & DOWNSPOUTS	650	3	-	-	-	-	-	-	-	9,269	-	-
POOL HOIST	5,387	7	-	-	-	-	-	6,832	-	-	-	-
EQUIPMENT	-	-	-	-	-	-	-	-	-	-	3,750	-
FENCES/WALLS/GATES	-	-	-	-	-	-	-	-	-	-	1,363	-
FURNISHINGS	-	-	-	-	-	-	-	-	-	-	6,819	-
Garage Water	-	-	15,700	-	-	-	-	-	-	-	-	-
SECURITY	-	-	-	-	-	-	-	-	-	-	8,183	-
SIGNAGE	-	-	-	-	-	-	-	-	-	-	8,183	-
WINDOWS	-	-	-	-	-	-	-	-	-	-	2,727	-
EXTERIOR SURFACES	-	-	-	-	-	-	-	-	-	-	-	14,048
	334,713		46,482	127,100	223,321	29,494	17,416	31,050	8,833	236,416	180,335	32,590
Anticipated Beginning Balance			212,363	270,171	258,520	154,111	247,097	355,835	454,724	579,728	481,164	442,817
Annual Capital Contribution			95,476	115,449	118,912	122,480	126,154	129,939	133,837	137,852	141,988	146,247
Special Assessment			-	-	-	-	-	-	-	-	-	-
Excess (Deficit) of Revenues over Expenses			8,813	-	-	-	-	-	-	-	-	-
Annual Capital Expenses			(46,482)	(127,100)	(223,321)	(29,494)	(17,416)	(31,050)	(8,833)	(236,416)	(180,335)	(32,590)
Anticipated Ending Balance			270,171	258,520	154,111	247,097	355,835	454,724	579,728	481,164	442,817	556,474
Fully Funded Reserve			399,607	425,744	420,803	470,110	517,507	544,018	642,436	522,058	556,223	575,781
Percent Funded by the HOA - Ending Capital Balance			67.6%	60.7%	36.6%	52.6%	68.8%	83.6%	90.2%	92.2%	79.6%	96.6%