

	2021	2021			2021	2022		
	Actuals	Budget	Variance	% CHG	Actuals	Budget	Variance	% CHG
Revenue								
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%
Total for Revenue	1,069,382.55	1,069,272.67	109.87	0.01%	1,069,382.55	845,778.57	(223,603.98)	-20.91%
Other Income								
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%
Total for Other Income	8,924.90	900.00	8,024.90	89.92%	8,924.90	4,450.00	(4,474.90)	-50.14%
Total Income	1,078,307.45	1,070,172.67	8,134.77	0.75%	1,078,307.45	850,228.57	(228,078.88)	-21.15%
General & Administration								
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%
Total for General & Administration	86,804.52	88,000.00	(1,195.48)	-1.38%	86,804.52	89,220.00	2,415.48	2.78%
Housekeeping								
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%
Total for Housekeeping	38,023.10	39,900.00	(1,876.90)	-4.94%	38,023.10	40,560.00	2,536.90	6.67%
Security								
60650-Security Systems	3,315.00	3,660.00	(345.00)	-10.41%	3,315.00	3,420.00	105.00	3.17%
Total for Security	3,315.00	3,660.00	(345.00)	-10.41%	3,315.00	3,420.00	105.00	3.17%
Repairs & Maintenance								
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	2021			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%
Total for Repairs & Maintenance	200,988.53	192,681.00	8,307.53	4.13%	200,988.53	205,235.00	4,246.47	2.11%
Supplies								
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%
Total for Supplies	15,588.34	14,970.00	618.34	3.97%	15,588.34	15,965.00	376.66	2.42%
Utilities								
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%
Total for Utilities	269,250.32	272,711.68	(3,461.36)	-1.29%	269,250.32	297,699.00	28,448.67	10.57%
Other Operating Expenses								
70500- Income Taxes	-	100.00	(100.00)	0.00%	-	-	-	0.00%
70600-Property Taxes	-	150.00	(150.00)	0.00%	-	-	-	0.00%
Total for Other Operating Expenses	-	250.00	(250.00)	0.00%	-	-	-	0.00%
Reserve Fund								
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%
Total for Reserve Fund	458,000.13	458,000.00	0.13	0.00%	458,000.13	198,129.57	(259,870.56)	-56.74%
Total Expenses	1,071,969.95	1,070,172.68	1,797.27	0.17%	1,071,969.95	850,228.57	(221,741.38)	-20.69%



	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%

		Actuals	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
Component	Amount	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Rebuild Hallway Heaters			-	-	-	-	-	-	-	-	-
Opening and Repairs			-	-	-	-	-	-	-	-	-
Bldg. C Project			-	-	-	-		-	-	-	-
Building A Roof Replace			-	-	-	-	62,594	-	-	-	-
Building B Roof Replace			-	-	-	-		-	54,273	-	-
Building C Roof Replace			-	-	-	-	-	-	-	-	57,578
Building D Roof Replace			-	-	-	-	-	-	-	-	-
Building E Roof Replace			-	-	-	-	-	-	-	-	-
Building A Flat Roof Replace			-	-	-	-	20,865	-	-	-	-
Building B Flat Roof Replace			-	-	-	-		-	18,091	-	-
Building C Flat Roof Replace			-	-	-	-	-	-	-	-	19,193
Building D Flat Roof Replace			-	-	-	-	-	-	-	-	-
Building E Flat Roof Replace			-	-	-	-	-	-	-	-	-
Carport Roof Replace			-	-		75,000	-	-	-	-	-
Heat Tape			5,000	5,000	5,000		-	-	-	-	-
Repaint Hallways/Interiors of Garages	22,500		-	-	-	-	-	-	-	-	-
Repaint Buildings & Stain/Oil Decks (A)	24,580		-	-	195,182	-	-	-	-	120,205	-
Repaint Buildings & Stain/Oil Decks (B & Club House)	24,500			37,145	-	-	-		179,738	-	-
Repaint Buildings & Stain/Oil Decks (C)	54,500		29,000	-	-	-		44,231	-	-	-
Repaint Buildings & Stain/Oil Decks (D)	24,500		-	-	-	-	139,419	-	-	-	-
Repaint Buildings & Stain/Oil Decks (E)	24,500		-	-	-	53,686	-	-	-	-	219,817
Replace Hall Carpet/General Flooring	48,560		-	-	-	-	-	38,778	39,941	41,140	84,748
Driveways-1 1/2 inch overlay	28,854			31,000	-	-	-	-	-	-	-
Garage Overhead Doors & Lifts (1 / yr)			-	-	-	-	-	-	-	-	-
Replace Concrete Sidewalks/Stairs	63,000		-	3,768	8,317	6,853	2,941	9,088	4,368	-	15,890
Replace Playground Equipment	9,000		-		-	-	-	-	-	2,828	-
Roads/Asphalt-Slurry/Crack Seal			-	-	5,544	-	-	6,059	-	20,991	6,621
Fitness Room / General Equipment			-	10,228	9,648	14,278	30,589	5,453	8,737	-	4,965
Clubhouse Furnishings			-	5,355	-	-	-	-	-	-	-
Clubhouse Remodel			-	8,000	-	-	-	-	-	-	-
Gate and Railing			-	-	-	-	-	-	-	-	5,958
Fire Sprinkler/Safety		11,050	3,763	3,876	20,627	21,246	26,089	22,782	29,082	24,169	5,031
Lighting				4,575	2,218	3,426	4,447	-	19,970	-	-
Windows			-	104,533	109,272		115,927	-	122,987	-	130,477
Landscaping			8,362	6,998	-	-	-	9,694	9,985	-	-
Security			2,090	-	-	-	-	-	-	-	-
Signage			-	807	1,109	-	-	-	936	-	-
Door handles in stairwell			-	-	-	-	-	-	-	-	-
Water Line Repair / Pressure Reducers	7,000	11,734	-	-	-	-	-	-	-	-	-
Pool Replastering	3,500		-	-	2,217	1,142	1,805	-	5,117	3,649	-
Hot Tub Replastering			-	-	-	-	-	-	-	-	-
Pool Decking Repair			-		3,659	-	-	-	-	-	662
Pool Plumbing			-	24,735	-	-	-	-	-	-	-
Chemical Feeders			-	834	-	-	-	-	-	-	-
Plumbing Clean Out		5,550	-	-	-	856	2,353	-	-	1,904	-
Carpet Cleaner	3,000		-	-	3,700	-	-	-	-	-	-
Clubhouse Pool Boilers (2)			-	-	-	-	-	-	-	-	-
Paint Trash Container			-	-	-	-	-	-	-	-	-

<u>Component</u>	<u>Amount</u>	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%	