

2020 CRESTVIEW HOMEOWNERS ASSOCIATION BUDGET

	2019		VARIANCE		2019		2020		VARIANCE	
	ACTUAL	BUDGET	DOLLARS	PERCENT	ACTUAL	BUDGET	DOLLARS	PERCENT		
Income										
40000-Association Fee Income										
40100-Member Dues	475,687	475,650	37	0.0%	475,687.10	555,220.72	79,533.62	16.7%		
40415-Water/Sewer	144,000	144,000	-	0.0%	144,000.00	138,000.00	(6,000.00)	-4.2%		
40450-Internet Service	37,441	37,440	1	0.0%	37,440.80	37,440.00	(0.80)	0.0%		
41600-Other Income	1,550	-	1,550	0.0%	1,550.00	200.00	(1,350.00)	-87.1%		
Total for 40000-Association Fee Income	658,678	657,090	1,588	0.2%	658,677.90	730,860.72	72,182.82	11.0%		
45000-Other Income										
45150-Interest Income Reserve	426	72	354	492.2%	426.39	180.00	(246.39)	-136.9%		
45200-Finance Charges / Late Fees	393	567	(174)	-30.7%	393.09	720.00	326.91	45.4%		
Total for 45000-Other Income	819	639	180	28.2%	819.48	900.00	80.52	8.9%		
Total Income	659,497	657,729	1,768		659,497.38	731,760.72	72,263.34			
Expense										
50000-General & Administration										
50200-Bank Fees	285	1,156	(870)	-75.3%	285.39	300.00	14.61	4.9%		
50300-Legal and Professional Fees	1,821	425	1,396	328.5%	1,821.00	1,800.00	(21.00)	-1.2%		
50400-Audit	8,696	7,100	1,596	22.5%	8,696.46	8,775.00	78.54	0.9%		
50450-Accounting	6,100	6,000	100	1.7%	6,100.00	6,100.00	-	0.0%		
50480-Board of Director Expense	2,000	4,375	(2,375)	-54.3%	2,000.00	2,000.00	-	0.0%		
50495-Miscellaneous	98	-	98	0.0%	97.78	110.00	12.22	11.1%		
50500-Office Supplies	-	30	(30)	-100.0%	-	-	-	0.0%		
50520-Licenses/Fees/Dues	-	10	(10)	-100.0%	-	10.00	10.00	100.0%		
50525-Management Fees	41,760	41,880	(120)	-0.3%	41,760.00	43,320.00	1,560.00	3.6%		
50540-Postage	178	255	(77)	-30.3%	177.78	180.00	2.22	1.2%		
50550-Insurance	28,494	26,398	2,096	7.9%	28,494.00	28,560.00	66.00	0.2%		
Total for 50000-General & Administration	89,432	87,629	1,804	2.1%	89,432.41	91,155.00	1,722.59	1.9%		
51000-Housekeeping/ Maintenance										
51100-Housekeeping Wages	36,025	34,135	1,890	5.5%	36,025.00	37,150.00	1,125.00	3.0%		
51150-Housekeeping Supplies	250	265	(15)	-5.7%	250.00	257.00	7.00	2.7%		
60250-Carpet Cleaning	76	285	(209)	-73.3%	-	80.00	80.00	100.0%		
Total for 51000-Housekeeping/ Maintenance	36,351	34,400	1,666	4.8%	36,350.99	37,487.00	1,136.01	3.0%		
54000-Security										
60650-Security Systems	3,600	3,708	(108)	-2.9%	3,600.00	3,660.00	60.00	1.6%		
Total for 54000-Security	3,600	3,708	108	-2.9%	3,600.00	3,660.00	60.00	1.6%		
60000-Repairs & Maintenance										
60025-Maintenance Wages	55,924	56,461	(538)	-1.0%	55,923.75	54,900.00	(1,023.75)	-1.8%		
60030-Contract Services	1,224	-	1,224	0.0%	1,223.70	9,225.00	8,001.30	653.9%		
60050-Programmed Maintenance	1,327	575	752	130.7%	1,326.66	-	(1,326.66)	-100.0%		
60075-Alarm Monitoring	3,237	3,272	(35)	-1.1%	3,237.00	3,300.00	63.00	1.9%		
60100-Landscape	26,688	26,850	(163)	-0.6%	26,687.50	27,500.00	812.50	3.0%		
60105-Landscape Contract	3,616	-	3,616	0.0%	3,616.34	3,750.00	133.66	3.7%		
60115-Fire Sprinklers	4,876	1,835	3,041	165.7%	4,876.09	5,050.00	173.91	3.6%		
60140-Painting / Stucco	50	73	(23)	-31.5%	50.00	-	(50.00)	-100.0%		
60150-Building Exterior Repairs	10,831	7,080	3,751	53.0%	10,831.08	11,075.00	243.92	2.3%		
60153-Building Exterior Repairs Contractor	3,059	-	3,059	0.0%	3,058.92	3,150.00	91.08	3.0%		
60155-Garage Door Repair	-	3,685	(3,685)	-100.0%	-	2,000.00	2,000.00	0.0%		
60160-Plumbing	3,240	8,928	(5,688)	-63.7%	3,240.00	3,300.00	60.00	1.9%		
60163-Plumbing Contractor	5,389	-	5,389	0.0%	5,388.73	5,450.00	61.27	1.1%		
60165-Locks & Keys	650	163	487	298.2%	650.07	675.00	24.93	3.8%		
60170-Parking-Grounds-Roads	1,835	1,815	20	1.1%	1,835.00	1,850.00	15.00	0.8%		
60175-Parking-Grounds-Roads Contractor	60	-	60	0.0%	60.00	600.00	540.00	900.0%		
60180-Clubhouse Repairs	1,371	1,350	21	1.5%	1,370.51	1,400.00	29.49	2.2%		
60205-Roof Repair Contractor	700	-	700	0.0%	700.00	725.00	25.00	3.6%		
60210-Pool & Spa Maintenance	1,965	1,900	65	3.4%	1,965.00	4,860.00	2,895.00	147.3%		
60215-Pool & Spa Contractor	1,501	-	1,501	0.0%	1,500.56	1,600.00	99.44	6.6%		
60260-Snow Removal	21,094	15,669	5,425	34.6%	21,093.75	18,350.00	(2,743.75)	-13.0%		
60265-Snow Removal Contractor	10,150	-	10,150	0.0%	10,150.00	-	(10,150.00)	-100.0%		
60350-Common Areas	834	140	694	495.4%	833.52	850.00	16.48	2.0%		
60375-Window Washing	2,843	2,700	143	5.3%	2,843.30	3,000.00	156.70	5.5%		
60400-Elevators	11,277	11,559	(282)	-2.4%	11,276.92	11,400.00	123.08	1.1%		
60450-Pest Control	8,700	9,270	(570)	-6.1%	8,700.00	8,250.00	(450.00)	-5.2%		
Total for 60000-Repairs & Maintenance	182,438	154,760	29,113	18.8%	182,438.40	182,260.00	(178.40)	-0.1%		

2020 CRESTVIEW HOMEOWNERS ASSOCIATION BUDGET

61000-Supplies

61100-Supplies-Building	648	658	(10)	-1.5%	648.35	660.00	11.65	1.8%
61110-Supplies-Equipment	272	276	(4)	-1.4%	272.00	300.00	28.00	9.3%
61135-Supplies-Fertilizer/Insects	-	1,570	(1,570)	-100.0%	-	-	-	0.0%
61120-Supplies-Grounds/Parking	324	-	324	0.0%	324.45	325.00	0.55	0.2%
61140-Supplies-Operating	307	305	2	0.8%	307.40	200.00	(107.40)	-53.7%
61145-Supplies - Fuel	95	-	95	0.0%	95.13	100.00	4.87	4.9%
61150-Supplies-Pool	2,332	4,715	(2,383)	-50.5%	2,332.16	2,425.00	92.84	3.8%
61160-Supplies-Paint	185	208	(23)	-11.0%	185.15	200.00	14.85	7.4%
61170-Supplies-Plumbing	400	512	(112)	-21.9%	400.00	600.00	200.00	33.3%
61180-Tool Supplies	190	102	88	86.6%	190.38	340.00	149.62	44.0%
61200-Supplies - Snow	601	-	601	0.0%	601.00	625.00	24.00	3.8%
Total for 61000-Supplies	5,356	8,346	(2,990)	-35.8%	5,356.02	5,775.00	418.98	7.3%

66000-Utilities

66100-Cable TV	50,671	49,382	1,289	2.6%	50,670.90	51,600.00	929.10	1.8%
66200-Electric	24,420	27,648	(3,228)	-11.7%	24,419.56	24,907.95	488.39	2.0%
66300-Gas	8,084	10,210	(2,126)	-20.8%	8,083.93	8,245.61	161.68	2.0%
66400-Internet	36,456	36,935	(479)	-1.3%	36,455.88	36,600.00	144.12	0.4%
66500-Sewer	55,863	50,759	5,104	10.1%	55,863.28	56,980.55	1,117.27	2.0%
66600-Telephone	12,704	12,784	(81)	-0.6%	12,703.85	12,945.22	241.37	1.9%
66700-Trash Removal	-	-	-	0.0%	-	-	-	0.0%
66800-Water	70,132	66,550	3,582	5.4%	70,132.02	71,394.40	1,262.38	1.8%
Total for 66000-Utilities	258,329	254,269	4,061	1.6%	258,329.42	262,673.72	4,344.30	1.7%

89000- Income Taxes	100	100	-	0.0%	100.00	100.00	-	0.0%
89100-Property Taxes	133	140	(6)	-4.6%	133.07	150.00	16.93	11.3%
90000-Future Reserve Accrual	114,378	114,378	-	0.0%	114,378.00	148,500.00	34,122.00	23.0%
Total Expense	114,611	114,618	(6)	0.0%	114,611.07	148,750.00	34,138.93	23.0%
Total Operating Expenses	690,118	657,729	(32,389)	4.9%	690,118.31	731,760.72	41,642.41	5.7%
Net Income	(30,621)	0	30,621		(30,620.93)	(0.00)	30,620.93	

Crestview Homeowners Association 2020 Budget

Capital Reserve Plan 2020 Budget

*** Pending Reserve Study

Component Name	Value	Actual	Projected Budget														
		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029					
Building A Roof Replace		4,500		46,350													
Building B Roof Replace			57,600														
Building C Roof Replace						47,741											
Building D Roof Replace							49,173										
Building E Roof Replace								50,648									
Building A Flat Roof Replace				15,450													
Building B Flat Roof Replace			15,000														
Building C Flat Roof Replace					15,914												
Building D Flat Roof Replace						16,391											
Building E Flat Roof Replace							16,883										
Carport Roof Replace								75,000									
Heat Tape			5,000	5,000	5,000	5,000	5,000										
Repaint Hallways/Interiors of Garages	22,500																
Repaint Buildings & Stain/Oil Decks (A)	24,580																
Repaint Buildings & Stain/Oil Decks (B & Club H)	24,500	33,000															
Repaint Buildings & Stain/Oil Decks (C)	54,500				29,000												
Repaint Buildings & Stain/Oil Decks (D)	24,500			28,500													
Repaint Buildings & Stain/Oil Decks (E)	24,500		28,000														
Repaint Handrails	2,500				2,900												
Replace Hall Carpet	48,560																
Driveways-1 1/2 inch overlay	28,854			31,000													
Driveways-Seal Coat	8,244																
Garage Overhead Doors & Lifts (1 / yr)																	
Replace Concrete Sidewalks/Stairs	63,000		7,500														
Replace Playground Equipment	9,000																
Fitness Room Equipment				2,500	2,500	2,500											
Clubhouse Furnishings						5,355											
Clubhouse Remodel						8,000											
Gate and Railing		3,644															
Fire Sprinkler		10,925															
Lighting		16,420															
Window		1,265															
Door handles in stairwell		11,864															
Water Line Repair	7,000					8,300											
Pool Replastering	3,500					4,100											
Hot Tub Replastering		87,227															
Pool Decking Repair								3,659									
Chemical Feeders			3,000	3,300													
Plumbing Clean Out		2,450	20,000														
Carpet Cleaner	3,000							3,700									
Clubhouse Pool Boilers (2)		5,014															
Paint Trash Container		1,600															
Wood doors		3,457															
Exterior Handrails			3,500														
Helical Pier Support/ Vapor Seal on Windows		500															
Garage Door Trolley Operator		2,250															
	348,738	184,116	139,600	132,100	115,454	86,419	79,890	75,000	-	-	-	-	-	-	-	-	-
Estimated Beginning Balance		156,692	56,138	65,038	81,438	114,484	176,565	245,175	318,675	467,175	615,675	764,175	912,675				
Capital Reserve Contribution		114,182	148,500	148,500	148,500	148,500	148,500	148,500	148,500	148,500	148,500	148,500	148,500				
Excess (Deficit) of Revenues over Deficit		(30,621)	-	-	-	-	-	-	-	-	-	-	-				
Capital Expenses		(184,116)	(139,600)	(132,100)	(115,454)	(86,419)	(79,890)	(75,000)	-	-	-	-	-				
Anticipated Ending Capital Balance		56,138	65,038	81,438	114,484	176,565	245,175	318,675	467,175	615,675	764,175	912,675					