

**Crestview HOA
2023 Operating Budget**



	2022 Budget	2022 Actuals	2023 Budget	Variance	% CHG
Revenue					
40100-Member Dues	650,246.76	650,210.90	678,395.56	28,184.66	4.33%
40415-Water/Sewer	138,240.00	138,240.00	138,330.68	90.68	0.07%
40450-Internet Service	57,291.82	57,548.47	57,380.40	(168.07)	-0.29%
Total for Revenue	845,778.58	845,999.37	874,106.64	28,107.27	3.32%
Other Income					
41600-Other Income	250.00	50.00	-	(50.00)	-100.00%
45150-Interest Income Reserve	-	159.54	180.00	20.46	12.82%
45200-Finance Charges / Late Fees	1,200.00	1,267.23	1,200.00	(67.23)	-5.31%
45275-Reinvestment/Transfer Fees	3,000.00	10,550.00	3,000.00	(7,550.00)	-71.56%
Total for Other Income	4,450.00	12,026.77	4,380.00	(7,646.77)	-63.58%
Total Income	850,228.58	858,026.14	878,486.64	20,460.50	2.38%
General & Administration					
50200-Bank Fees	960.00	925.00	960.00	35.00	3.78%
50300-Legal and Professional Fees	1,200.00	1,194.50	1,200.00	5.50	0.46%
50400-Audit	7,700.00	8,195.00	8,200.00	5.00	0.06%
50450-Accounting	6,100.00	6,174.00	6,200.00	26.00	0.42%
50480-Board of Director Expense	1,300.00	1,641.43	1,300.00	(341.43)	-20.80%
50520-Licenses/Fees/Dues	20.00	30.00	30.00	-	0.00%
50525-Management Fees	46,200.00	46,200.00	46,200.00	-	0.00%
50540-Postage	240.00	124.00	130.00	6.00	4.84%
50550-Insurance	25,500.00	23,192.35	25,500.00	2,307.65	9.95%
Total for General & Administration	89,220.00	87,676.28	89,720.00	2,043.72	2.33%
Housekeeping					
51100-Housekeeping Labor	39,600.00	33,992.70	37,650.00	3,657.30	10.76%
51150-Housekeeping Supplies	960.00	168.10	-	(168.10)	-100.00%
Total for Housekeeping	40,560.00	34,160.80	37,650.00	3,489.20	10.21%
Security					
60650-Security Systems	3,420.00	3,600.00	3,600.00	-	0.00%
Total for Security	3,420.00	3,600.00	3,600.00	-	0.00%
Repairs & Maintenance					
60025-Maintenance Labor	75,060.00	78,661.80	73,425.50	(5,236.30)	-6.66%
60030-Contract Services	31,600.00	38,189.95	39,900.00	1,710.05	4.48%
60075-Alarm Monitoring	3,840.00	3,637.00	3,840.00	203.00	5.58%
60100-Landscape Labor	28,305.00	29,992.05	30,375.00	382.95	1.28%
60115-Fire Sprinklers	16,000.00	16,954.50	17,200.00	245.50	1.45%
60210-Pool & Spa Maintenance Labor	10,140.00	10,267.00	10,540.00	273.00	2.66%

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60215-Pool & Spa Contractor	1,020.00	995.00	1,020.00	25.00	2.51%
60260-Snow Removal Labor	17,190.00	10,562.40	17,190.00	6,627.60	62.75%
60400-Elevator Contractor	13,080.00	13,078.05	14,400.00	1,321.95	10.11%
60450-Pest Control	9,000.00	9,750.00	9,750.00	-	0.00%
Total for Repairs & Maintenance	205,235.00	212,087.75	217,640.50	5,552.75	2.62%
Supplies					
61100-Supplies-Building	7,860.00	14,136.37	14,400.00	263.63	1.86%
61145-Supplies - Fuel	1,720.00	1,851.45	1,920.00	68.55	3.70%
61150-Supplies-Pool	4,560.00	6,195.75	6,600.00	404.25	6.52%
61180-Tool Supplies	500.00	647.88	650.00	2.12	0.33%
61200-Supplies-Snow Removal	1,325.00	1,436.36	1,650.00	213.64	14.87%
Total for Supplies	15,965.00	24,267.81	25,220.00	952.19	3.92%
Utilities					
66100-Cable TV	54,584.43	55,581.78	57,249.23	1,667.45	3.00%
66200-Electric	26,342.76	25,302.50	26,365.21	1,062.71	4.20%
66300-Gas	10,157.99	10,932.57	11,348.01	415.44	3.80%
66400-Internet	57,291.82	47,975.79	57,380.40	9,404.61	19.60%
66500-Sewer	55,401.39	54,763.04	56,405.93	1,642.89	3.00%
66600-Telephone	15,381.25	15,370.89	15,832.02	461.13	3.00%
66700-Trash Removal	20.60	20.60	21.00	0.40	1.94%
66800-Water	78,518.78	78,023.57	81,924.75	3,901.18	5.00%
Total for Utilities	297,699.02	287,970.74	306,526.54	18,555.80	6.44%
Reserve Fund					
90005-Reserve Fund Contribution	198,129.60	198,129.60	198,129.60	-	0.00%
Total for Reserve Fund	198,129.60	198,129.60	198,129.60	-	0.00%
Total Expenses	850,228.62	847,892.98	878,486.64	30,593.66	3.61%
Net Income	(0.00)	10,133.16	(0.00)	(10,133.16)	-100.00%

Crestview HOA
2023 Capital Budget



Component	Amount	Actuals	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Carport Roof Replace			-	-	75,000	-	-	-	-	-	-
Heat Tape		5,000	-	-	-	-	-	-	-	-	-
Repaint Hallways/Interiors of Garages	22,500		-	-	100,000	-	-	-	-	-	-
Repaint Buildings & Stain/Oil Decks (A)	24,580		-	-	-	-	-	-	-	-	-
Repaint Buildings & Stain/Oil Decks (B & Club House)	24,500		-	-	-	-	-	-	-	-	-
Repaint Buildings & Stain/Oil Decks (C)	54,500	29,000	-	-	-	-	-	-	-	-	-
Repaint Buildings & Stain/Oil Decks (D)	24,500		-	-	-	-	-	-	-	-	-
Repaint Buildings & Stain/Oil Decks (E)	24,500		-	-	-	-	-	-	-	-	-
Replace Hall Carpet/General Flooring	48,560		-	-	250,000	-	-	-	-	-	-
Driveways-1 1/2 inch overlay	28,854		-	-	70,000	-	-	-	-	-	-
Replace Concrete Sidewalks/Stairs	63,000		3,768	8,317	6,853	2,941	9,088	4,368	-	15,890	42,145
Roads/Asphalt-Slurry/Crack Seal			-	-	-	6,059	-	6,100	-	6,621	-
Fitness Room / General Equipment			-	-	14,278	30,589	5,453	8,737	-	4,965	-
Clubhouse Furnishings			-	-	6,000	-	-	-	-	-	-
Clubhouse Remodel			8,000	-	-	-	-	-	-	-	-
Fire Sprinkler/Safety		9,698	20,000	20,627	21,246	26,089	22,782	29,082	24,169	5,031	5,057
Lighting			4,575	2,218	3,426	4,447	-	19,970	-	-	2,809
Landscaping		8,362	6,998	-	12,000	-	9,694	9,985	-	-	11,238
Security		2,090	-	-	-	-	-	-	-	-	2,809
Signage			807	1,109	-	-	-	936	-	-	1,404
Water Line Repair / Pressure Reducers	7,000		3,500	3,815	4,158	4,533	4,941	5,385	5,870	6,398	6,974
Pool Replastering	3,500		48,000	-	-	-	-	-	-	-	-
Hot Tub Replastering		14,000	-	-	-	-	-	-	-	-	-
Pool Decking Repair			-	3,659	-	-	-	-	-	-	-
Pool Plumbing			11,000	24,735	-	-	-	-	-	-	-
Chemical Feeders			834	-	-	-	-	-	-	-	-
Plumbing Clean Out			-	-	856	2,353	-	-	1,904	-	-
Carpet Cleaner	3,000		-	-	-	-	-	-	-	-	-
Wood doors			-	23,520	8,567	-	-	26,648	-	-	-
Exterior Handrails			-	2,217	-	-	-	-	2,571	-	-
Professional Construction Services		17,540	-	-	-	-	-	-	-	-	-
Elevators		100,581	-	-	-	-	-	-	-	-	-
	328,994	186,271	107,482	90,217	572,384	77,011	51,958	111,211	34,514	38,905	72,436
Anticipated Beginning Balance		392,603	414,595	505,243	619,099	256,911	396,402	567,441	685,916	887,979	1,092,748
Annual Capital Contribution		198,130	198,130	204,073	210,196	216,502	222,997	229,687	236,577	243,674	250,985
Excess (Deficit) of Revenues over Expenses		10,133	-	-	-	-	-	-	-	-	-
Annual Capital Expenses		(186,271)	(107,482)	(90,217)	(572,384)	(77,011)	(51,958)	(111,211)	(34,514)	(38,905)	(72,436)
Anticipated Ending Balance		414,595	505,243	619,099	256,911	396,402	567,441	685,916	887,979	1,092,748	1,271,297
Fully Funded Reserve		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	1,937,470
Percent Funded by the HOA - Ending Capital Balance		22.7%	28.5%	29.6%	12.1%	18.4%	27.9%	33.0%	46.2%	56.4%	65.6%