



Sundial Lodge HOA
FY 22-23 Approved Operating
Budget

	2021 - 2022	2021 - 2022			2021 - 2022	2022 - 2023		
	Actuals	Budget	Variance	% CHG	Actuals	Budget	Variance	% CHG
Revenue								
40100-Member Dues	1,664,646	1,664,622	24	0%	1,664,646	1,772,536	107,891	6%
40300-Retail/Commercial Dues	244,786	244,786	-	0%	244,786	260,177	15,391	6%
40350-ASRL Contribution	40,000	40,000	-	0%	40,000	40,000	-	0%
Total for Revenue	1,949,432	1,949,408	24	0%	1,949,432	2,072,713	123,281	6%
Other Income								
41600-Other Income	6,257	6,000	257	4%	6,257	6,000	(257)	-4%
45150-Interest Income Reserve	2,871	3,000	(129)	-5%	2,871	2,700	(171)	-6%
45175-Telephone Recovery	1,584	1,584	-	0%	1,584	1,584	-	0%
45200-Finance Charges / Late Fees	2,414	6,000	(3,586)	-149%	2,414	2,425	11	0%
45350-Vending Commission	1,189	500	689	58%	1,189	1,190	1	0%
45400-Rebate Income	116	90	26	23%	116	100	(16)	-14%
Total for Other Income	12,443	17,174	(4,731)	-38%	12,443	13,999	1,556	13%
Total Income	1,961,874	1,966,582	(4,708)	0%	1,961,874	2,086,712	124,838	6%
General & Administration								
50200-Bank Fees	1,828	2,400	(572)	-31%	1,828	1,880	52	3%
50300-Legal and Professional Fees	7,851	11,000	(3,149)	-40%	7,851	8,000	149	2%
50400-Audit	6,213	5,800	413	7%	6,213	6,400	188	3%
50450-Accounting	10,782	10,687	95	1%	10,782	11,547	765	7%
50480-Board of Director Expense	1,600	10,250	(8,650)	-541%	1,600	10,400	8,800	550%
50495-Miscellaneous	750	250	500	67%	750	750	0	0%
50501-Key Cards	16,461	16,487	(26)	0%	16,461	16,600	139	1%
50505-Holiday Decor	1,150	1,150	-	0%	1,150	1,150	-	0%
50520-Licenses/Fees/Dues	122	95	27	22%	122	125	3	2%
50525-Management Fees	68,856	68,856	-	0%	68,856	68,856	-	0%
50530-Newsletter	645	645	-	0%	645	660	15	2%
50535-Printing	3,000	3,000	-	0%	3,000	3,000	-	0%
50540-Postage	187	300	(113)	-61%	187	190	3	2%
50550-Insurance	99,093	102,000	(2,907)	-3%	99,093	104,100	5,007	5%
50600-Master Assn	106,200	106,200	-	0%	106,200	106,200	-	0%
Total for General & Administration	324,736	339,120	(14,383)	-4%	324,736	339,858	15,122	5%
Housekeeping								
51100-Housekeeping Labor	95,759	91,548	4,211	4%	95,759	102,558	6,799	7%
51150-Housekeeping Supplies	6,149	10,800	(4,651)	-76%	6,149	6,300	151	2%
51175-Pool Towel Purchases	7,679	6,843	836	11%	7,679	8,000	321	4%
51200-Pool Towel Laundry	6,173	8,000	(1,827)	-30%	6,173	6,350	177	3%
60250-Carpet Cleaning	6,860	7,000	(140)	-2%	6,860	7,000	140	2%
60375-Window Washing	4,166	4,700	(534)	-13%	4,166	4,300	134	3%
Total for Housekeeping	126,786	128,891	(2,105)	-2%	126,786	134,508	7,722	6%

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Security								
60600-Security Labor	56,076	56,076	-	0%	56,076	60,152	4,076	7%
60670-Owner Services	95,167	96,821	(1,654)	-2%	95,167	102,700	7,533	8%
Total for Security	151,243	152,897	(1,654)	-1%	151,243	162,852	11,609	8%
Repairs & Maintenance								
60025-Maintenance Labor	255,702	245,542	10,160	4%	255,702	273,856	18,155	7%
60050-Programmed Maintenance	24,626	27,200	(2,574)	-10%	24,626	27,300	2,674	11%
60110-HVAC Contract Repair	20,225	8,000	12,225	60%	20,225	21,600	1,375	7%
60115-Fire Sprinklers	5,191	5,500	(309)	-6%	5,191	16,000	10,809	208%
60138-Electrical Repair Contractor	1,958	690	1,268	65%	1,958	3,600	1,643	84%
60163-Plumbing Contractor	7,805	7,200	605	8%	7,805	8,000	195	3%
60175-Parking-Roads-Contractor	5,150	2,000	3,150	61%	5,150	5,200	50	1%
60190-Rental Equipment	20,216	20,216	-	0%	20,216	20,400	184	1%
60210-Pool & Spa Maintenance Labor	56,784	57,000	(216)	0%	56,784	60,815	4,032	7%
60215-Pool & Spa Contractor	1,545	1,440	105	7%	1,545	1,560	15	1%
60260-Snow Removal Labor	16,426	19,093	(2,667)	-16%	16,426	17,592	1,166	7%
60350-Common Areas	2,281	2,450	(169)	-7%	2,281	2,880	599	26%
60400-Elevators	10,550	9,750	800	8%	10,550	10,053	(497)	-5%
60450-Pest Control	4,856	2,800	2,056	42%	4,856	5,375	519	11%
Total for Repairs & Maintenance	433,312	408,880	24,432	6%	433,312	474,232	40,920	9%
Supplies								
61100-Supplies-Building	6,830	5,883	947	14%	6,830	7,704	874	13%
61120-Supplies-Grounds/Parking	3,247	3,949	(702)	-22%	3,247	3,300	53	2%
61130-Supplies-Electrical	2,380	3,995	(1,615)	-68%	2,380	2,400	20	1%
61140-Supplies-Operating	378	697	(319)	-85%	378	-	(378)	-100%
61145-Supplies - Fuel	415	900	(485)	-117%	415	425	10	2%
61150-Supplies-Pool	13,944	13,931	14	0%	13,944	14,040	96	1%
61160-Supplies-Paint	352	1,173	(821)	-233%	352	-	(352)	-100%
61170-Supplies-Plumbing	2,376	3,404	(1,028)	-43%	2,376	2,400	24	1%
61180-Tool Supplies	1,876	1,883	(6)	0%	1,876	1,904	28	1%
61190-Supplies - Water Softener	5,057	3,644	1,412	28%	5,057	5,100	43	1%
Total for Supplies	36,855	39,458	(2,603)	-7%	36,855	37,273	418	1%
Utilities								
66100-Cable TV	33,605	34,965	(1,360)	-4%	33,605	34,613	1,008	3%
66200-Electric	147,550	146,570	980	1%	147,550	152,272	4,722	3%
66300-Gas	87,157	99,288	(12,131)	-14%	87,157	91,925	4,769	5%
66400-Internet	19,416	20,000	(584)	-3%	19,416	19,998	582	3%
66500-Sewer	78,834	84,029	(5,195)	-7%	78,834	81,055	2,221	3%
66600-Telephone	11,867	8,925	2,942	25%	11,867	12,223	356	3%
66700-Trash Removal	12,662	13,300	(638)	-5%	12,662	13,041	380	3%

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66800-Water

Total for Utilities

Other Operating Expenses

70300-Interest Expense

70600-Property Taxes

Total for Other Operating Expenses

Reserve Fund

90005-Reserve Fund Contribution

Total for Reserve Fund

Total Expenses

Net Income

2021 - 2022		2021 - 2022		Variance	% CHG	2021 - 2022		2022 - 2023		Variance	% CHG
Actuals	Budget					Actuals	Budget				
100,123	98,735	1,388	1%			100,123	102,927	2,803	3%		
491,213	505,811	(14,598)	-3%			491,213	508,055	16,841	3%		
6,702	6,943	(242)	-4%			6,702	2,609	(4,093)	-61%		
816	-	816	100%			816	825	9	1%		
7,518	6,943	574	8%			7,518	3,434	(4,084)	-54%		
384,581	384,581	-	0%			384,581	426,500	41,919	11%		
384,581	384,581	-	0%			384,581	426,500	41,919	11%		
1,956,245	1,966,582	(10,337)	-1%			1,956,245	2,086,712	130,467	7%		
5,629	-	5,629				5,629	-	(5,629)			

**Sundial Lodge HOA
Approved FY 22-23
Capital Budget**



Component	Amount	Actuals	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
		2021 - 2022	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Access Control System - Replace	131,943								131,943		
Air Handlers - Replace	270,572									270,572	
Asphalt Drive - Remove & Replace	30,747									30,747	
Asphalt Drive - Repair/Seal	3,250		3,250				3,658				4,117
Automatic Door Openers - Replace	10,000		10,000								
Balcony Decks - Repair/Reseal	50,000		50,000						41,792		
Barbecue Grill Stations - replace	8,358								8,358		
Barrier Arm Operators - Replace	7,000		7,000								
Boilers - Replace	338,215	5,815								338,215	
Carpeting - Replace	176,142						176,142				
Chemical Controller Systems - Replace	17,484					17,484					
CO Sensor - Replace	11,000		11,000								
Concrete Pillar & South Garage	15,000			95,000							
Concrete & Paver Walk - Repair	4,635			4,635					5,373		
Concrete & Paver Walk - Replace	232,452										232,452
Cooling Tower - Replace	240,400					240,400					
Domestic Hot Water Tempering Valve		10,000									
Electrical System Survey / Rewire		5,046									
Elevator Cabs - Remodel	86,091	8,197								86,091	
Elevators - B Building - Modernize			150,000								
Elevators - C Building - Modernize	191,245	38,933								191,245	
Emergency Generator - Replace	86,091									86,091	
Exhaust Fans - Replace	46,120									46,120	
Exit doors hardware - replace	-	565									
Expansion Tanks - Replace	13,792				13,792						
Exterior Light Fixtures - Replace	47,741				47,741						
Exterior Wood Surfaces - Stain	133,673				133,673					154,964	
Fan Coil Units - Replace (500)	40,000	6,205									
Fire Protection System - Renovate	55,000		55,000								
Fitness Room	946	946									
Forum Side Paver Deck - Resurface	202,929									202,929	
Furniture - Replace	45,000					45,000					
Garage Walls & Surfaces - Repaint	41,000			41,000							
Gas Line		14,184									
Heat Exchanger - chiller - replace	119,405								119,405		
Heat Exchanger - Snow Melt Pool - Replace	13,261				13,261						
Heat Tape - Repair	4,500		4,500	4,635	4,774	4,917	5,065	5,217	5,373	5,534	5,700
Holiday Lights	6,200	6,080									
Ice Machine - 2013 - Replace	7,500		7,500			8,195					
Interior Surfaces - Repaint	127,520							127,520			
Lower Spa - Resurface	6,000		6,000								
Luggage Carts - Replace	22,606							22,606			
Metal Fencing - Repaint	4,774				4,774						5,700
Pool - Resurface	45,000		45,000								
Pool & Spa Heaters - Replace	19,635										19,635
Pool & Spa Lifts - Replace	35,822								35,822		
Pool Deck - Repair/Seal	11,330			11,330			12,381			13,529	
Pool Deck Lower & Upper - Replace	200,000		20,000					225,000			

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Component	Amount	Actuals	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
		2021 - 2022	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Pool Pump - Lower - Replace	5,596									5,596	
Pressure Reducing Valves - Replace	48,000	11,245									
Pumps - Partial Replace	58,350				58,350					67,643	
Rain Gutters/Downspouts - Repair	3,500		3,500	3,605	3,713	3,825	3,939	4,057	4,179	4,305	4,434
RFID Lock Upgrade		5,819									
Roofs - Replace	635,282							635,282			
Security Camera System - Replace	25,324						25,324				
Side Garden Area - Waterproof	127,907									127,907	
Snow Melt Boiler - Replace	43,046									43,046	
Spa Filter - Upper 2013-14 - Replace	3,403								3,403		
Spa Heaters - Replace	11,401										11,401
Spa Pumps - Lower 2004-05 - Replace	3,500		3,500		1,857						
Spa Pumps - Upper - Replace	7,426				7,426						
Stone Siding - Clean/Seal	13,000		13,000		13,792		14,632		15,523		16,468
Stucco Surfaces - Repair/Repaint	202,500		100,000								
Trash Receptacles - Replace	5,500		5,500								
Upper Spa Area Deck - Replace	67,643									67,643	
Upper Spas - Resurface	10,000		10,000								
Variable Frequency Drives - Partial Replace	22,279				22,279			24,345			26,602
Water Softener System - Replace	95,481				95,481						
Window Replacement		4,866	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334
Wood fencing - replace	10,927					10,927					
	4,560,444	117,901	509,750	165,355	426,218	336,212	246,769	1,049,823	377,141	1,748,326	332,843
Anticipated Beginning Balance		697,260	969,570	886,320	1,173,055	1,226,053	1,397,809	1,674,247	1,163,328	1,341,258	164,654
Annual Capital Contribution		384,582	426,500	452,090	479,215	507,968	523,207	538,904	555,071	571,723	588,875
Excess (Deficit) of Revenues over Expenses		5,629	-	-	-	-	-	-	-	-	-
Annual Capital Expenses		(117,901)	(509,750)	(165,355)	(426,218)	(336,212)	(246,769)	(1,049,823)	(377,141)	(1,748,326)	(332,843)
Anticipated Ending Balance		969,570	886,320	1,173,055	1,226,053	1,397,809	1,674,247	1,163,328	1,341,258	164,654	420,686
Fully Funded Reserve		2,288,237	2,627,331	2,754,686	2,736,568	2,240,911	2,511,015	2,836,508	3,221,842	3,427,327	2,687,553
Percent Funded by the HOA - Ending Capital Balance		42.4%	33.7%	42.6%	44.8%	62.4%	66.7%	41.0%	41.6%	4.8%	15.7%