

EN2021 -2022 Approved Budget - Renovation & Expansion Year of 2021-2022						Budget \$ Variance to Estimated 12 Month Year End	Budget % Variance to Estimate Year End
	Budget 2020-2021	10 month Actual to date	12 Month ESTIMATED	Budget 2021-2022			
PRIOR YEAR BALANCE	0.00	0	0	0.00			
INCOME							
Assessments	909,886.59	\$ 909,886.64	909,887	836,661.60	(73,225.04)	-8.05%	
Special Assessments	0.00	\$ -	0	0.00	-	0.00%	
Rental Income	20,400.00	\$ 12,450.00	15,050	9,100.00	(5,950.00)	-39.53%	
Late Fees	1,100.00	\$ 2,571.73	3,457	1,000.00	(2,457.00)	-71.07%	
Miscellaneous Revenue	0.00	\$ -	0	0.00	-	0.00%	
TOTAL INCOME	931,387	\$ 924,908.37	928,394	846,761.60	(81,632.04)	-8.79%	
OPERATING FUND		\$ -	0.00				
General & Administrative	403,240.82	\$ 389,723.71	403,240.82				
Management Fee	91,240.82	\$ 77,723.71	91,241	12,165.44	(79,075.39)	-86.67%	
Front Office	95,677.45	\$ 67,218.61	83,165	55,811.85	(27,353.00)	-32.89%	
Insurance	65,935.13	\$ 64,417.08	64,417	71,137.93	8,720.85	13.54%	
Legal	500.00	\$ 665.00	665	500.00	(165.00)	-24.81%	
Acctg/Audit Expense	11,906.80	\$ 11,900.00	11,900	12,257.00	357.00	3.00%	
Directors' Expense	1,015.02	\$ 406.57	800	800.00	-	0.00%	
Interest - \$1,500,000 LOC 3.8% Int only + fees	0.00	\$ -	0	0.00	-	0.00%	
Direct Office Expense	1,930.20	\$ 1,608.50	1,930	1,930.20	-	0.00%	
Taxes and Assessments	14,233.57	\$ 13,652.99	13,653	12,191.71	(1,461.28)	-10.70%	
Depreciation	847.08	\$ 580.20	696	695.00	(1.24)	-0.18%	
Telephone System	500.00	\$ 31.71	500	500.00	-	0.00%	
Vehicle Rental	31,707.26	\$ 26,422.70	31,707	18,495.90	(13,211.36)	-41.67%	
Miscellaneous G & A	230.00	\$ 10.55	12	230.00	218.45	1891.34%	
Internet Support	12,136.66	\$ 8,430.58	13,542	12,520.00	(1,021.82)	-7.55%	
General & Administrative Total	327,859.99	\$ 273,068.20	314,228	199,235.03	(114,992.78)	-36.60%	
Utilities							
Electric	41,681.46	\$ 32,730.17	\$ 36,700.00	50,434.57	13,734.57	37.42%	
Telephone Service	2,559.74	\$ 1,960.19	\$ 2,600.00	2,678.00	78.00	3.00%	
Gas	49,440.00	\$ 52,735.53	\$ 57,000.00	76,712.80	19,712.80	34.58%	
Water & Sewer	48,133.96	\$ 34,713.38	\$ 44,306.08	45,635.26	1,329.18	3.00%	
Cable TV	23,072.82	\$ 19,248.44	\$ 23,164.12	24,322.33	1,158.21	5.00%	
Trash Collection	7,925.42	\$ 6,291.64	\$ 7,925.42	5,666.67	(2,258.75)	-28.50%	
Utilities Total	172,813.40	\$ 147,679.35	171,695.62	205,449.63	33,754.01	19.66%	
Repairs & Maintenance							
Repairs & Maint - Mgmt Co Staff	24,552.00	\$ 15,472.92	19,000	25,650.00	6,650.00	35.00%	
Repairs & Maint - Cont	25,416.10	\$ 8,439.33	23,189	15,000.00	(8,189.33)	-35.32%	
Supplies	10,788.90	\$ 1,344.25	2,500	4,500.00	2,000.00	80.00%	
Pool Maintenance	33,000.00	\$ 26,277.54	31,500	39,469.50	7,969.50	25.30%	
Firewood	11,200.00	\$ 15,359.75	15,448	21,061.46	5,613.71	36.34%	
Window Washing	7,452.00	\$ 7,200.00	7,200	3,726.00	(3,474.00)	-48.25%	
Chimney Sweeping	1,208.88	\$ 888.00	888	1,000.00	112.00	12.61%	
Pest Control	2,503.87	\$ 2,419.20	2,441	2,503.87	62.93	2.58%	
Painting & Staining	2,136.39	\$ 58.34	289	289.44	-	0.00%	
Paint & Stain - Deferral	7,807.12	\$ -	7,807	7,807.12	-	0.00%	
Groundskeeping	85,848.24	\$ 110,644.96	130,000	106,970.00	(23,030.00)	-17.72%	
Snow Removal	17,034.01	\$ 11,308.00	11,308	16,509.68	5,201.68	46.00%	
Custodial Services	59,466.39	\$ 52,705.00	55,000	53,000.00	(2,000.00)	-3.64%	
Equip Service Contracts	24,851.10	\$ 27,141.67	27,142	27,141.67	-	0.00%	
Roof Repair & Maint	15,220.20	\$ 4,033.00	4,033	15,220.20	11,187.20	277.39%	
Special Projects	0.00	\$ -	0	0.00	-	0.00%	
Repairs & Maintenance	328,485.20	\$ 283,291.96	337,745.25	339,848.94	2,103.69	0.62%	
CAPITAL IMPROVEMENT FUND	102,228.00	\$ 85,190.00	104,725	102,228.00	(2,496.96)	-2.38%	
CONTINGENCY	0	\$ -	0	0.00	-	0.00%	
TOTAL APPLICATION OF FUNDS	931,386.59	\$ 789,229.51	928,394	846,761.60	(81,632.04)	-8.79%	
NET BALANCE FOR PERIOD	0.00	\$ 135,678.86	0.00	0.00	0.00		
NET BALANCE + Carry forward	0.00	\$ 135,678.86	0.00	0.00	0.00		
		\$ -	0.00				
Net Balance					0.00%		
Op Fund Loss Carryforward - Reno Fund Reduction							
Op Fund Loss Carryforward - Reno Fund	\$ -	\$ (151,863.69)	-332,459.73	-332,459.73			
Assessment Adjustment	312,000	312,000	312,000.07	312,000.07			
Inducement Management Fee	312,000	312,000	312,000.07	312,000.07			