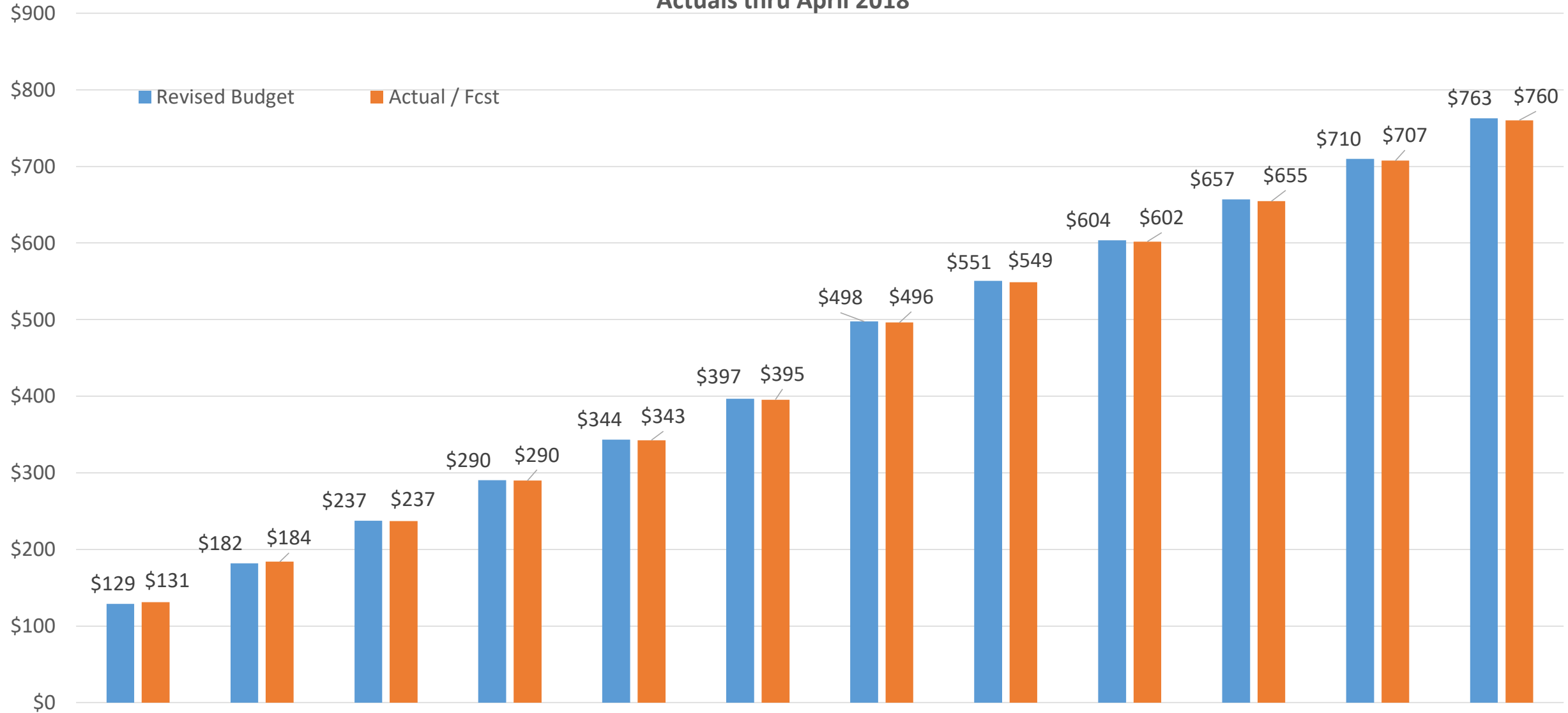


June 2018 Board Meeting Financials

(actuals through April 2018)

2018 Revenue Budget vs Actual / Fcst

Actuals thru April 2018



	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18
Revised Budget	\$129	\$182	\$237	\$290	\$344	\$397	\$498	\$551	\$604	\$657	\$710	\$763
Actual / Fcst	\$131	\$184	\$237	\$290	\$343	\$395	\$496	\$549	\$602	\$655	\$707	\$760

2018 YTD Expense Budget vs Actual / Fcst

Actuals thru April 2018

Revised Budget

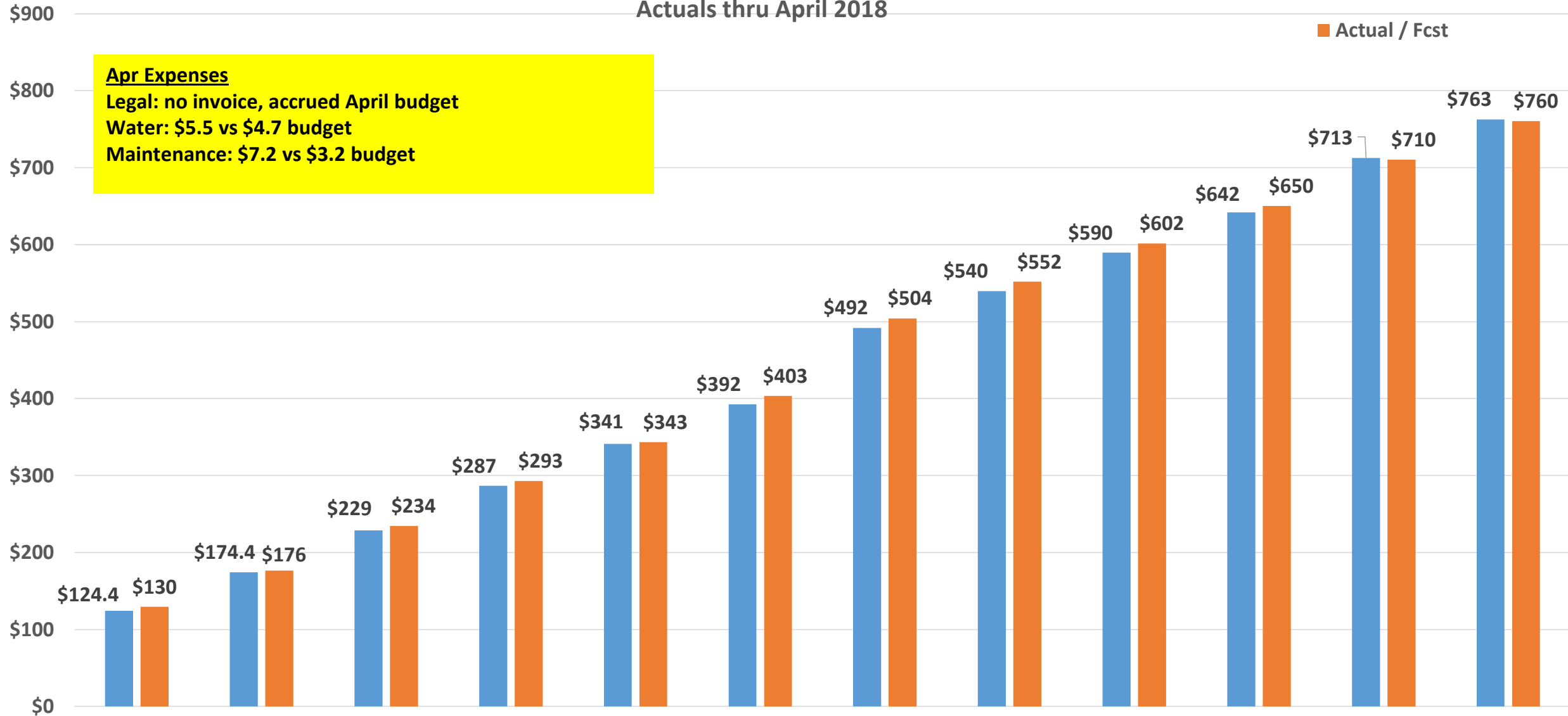
Actual / Fcst

Apr Expenses

Legal: no invoice, accrued April budget

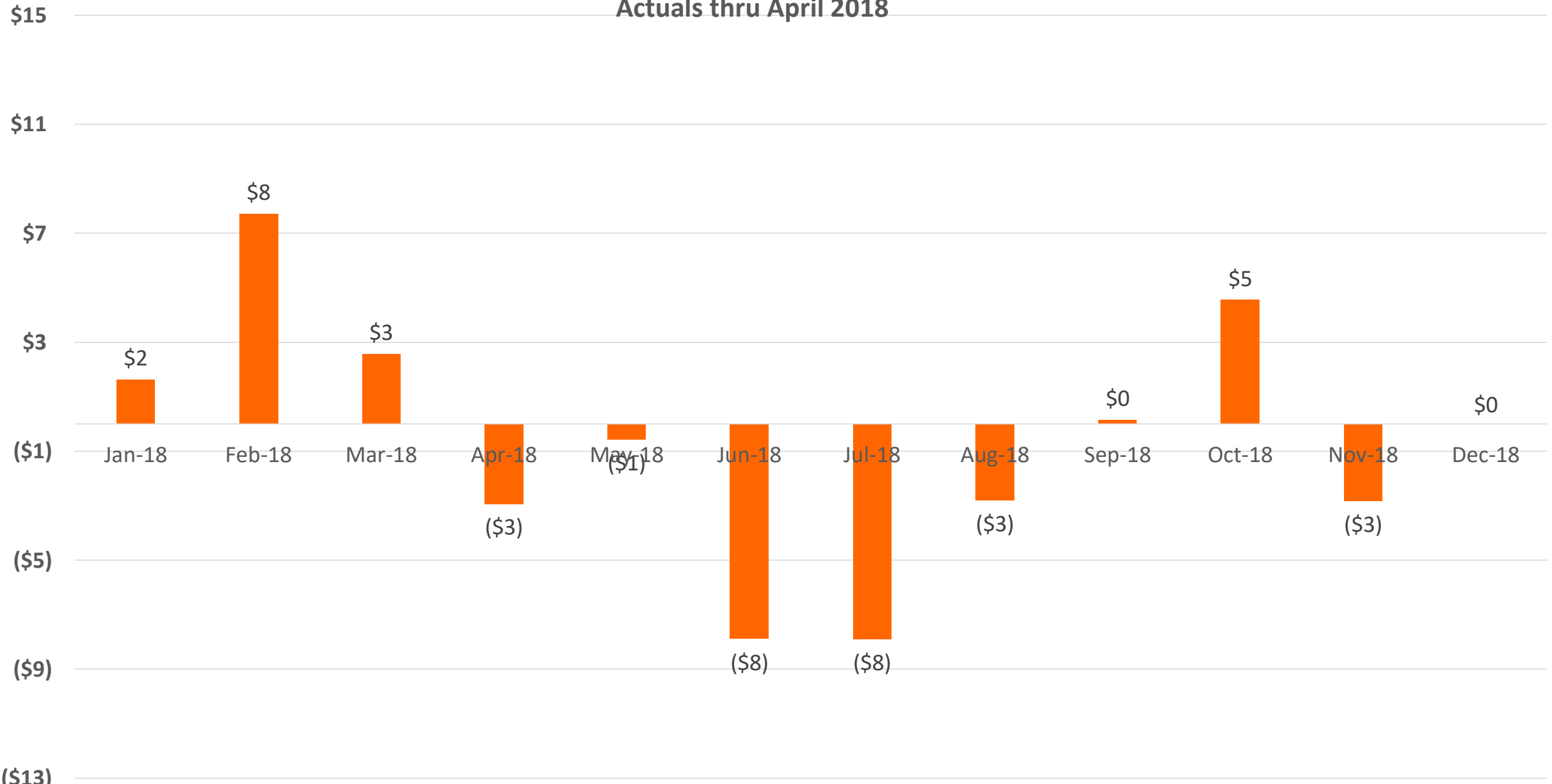
Water: \$5.5 vs \$4.7 budget

Maintenance: \$7.2 vs \$3.2 budget

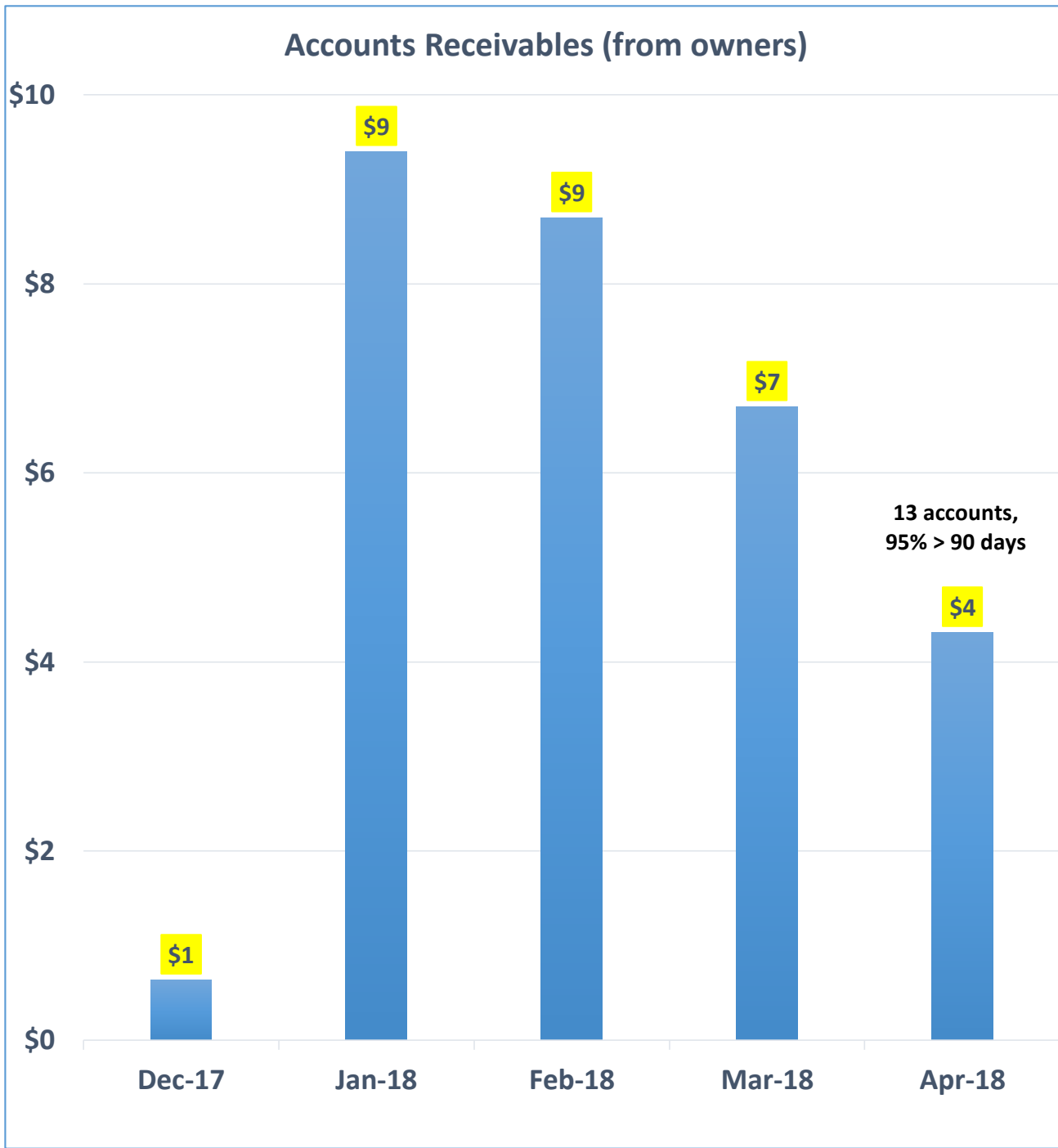


	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18
Revised Budget	\$124.4	\$174.4	\$229	\$287	\$341	\$392	\$492	\$540	\$590	\$642	\$713	\$763
Actual / Fcst	\$130	\$176	\$234	\$293	\$343	\$403	\$504	\$552	\$602	\$650	\$710	\$760

**2018 YTD Net Income
Actuals thru April 2018**



	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18
Actual / Fcst	\$2	\$8	\$3	(\$3)	(\$1)	(\$8)	(\$8)	(\$3)	\$0	\$5	(\$3)	\$0



Reserves thru April 2018	Approved 2018				
	Schedule	Actual	Remain	Forecast	Schedule vs Fcst
Elevator Modernization Bldg 1	\$75,000	\$16,548	\$59,452	\$76,000	\$1,000
Elevator Modernization Bldg 2	\$75,000	\$16,548	\$59,452	\$76,000	\$1,000
Clubhouse Roof	\$0	\$0	\$25,000	\$25,000	\$25,000
Water Infrastructure	\$20,000	\$0	\$2,000	\$2,000	(\$18,000)
Paint east side of garages & stairwell Interiors	\$16,400	\$12,848	\$4,000	\$16,848	\$448
Doors - Unit & Common (phase 3)	\$15,000	\$0	\$15,000	\$15,000	\$0
Dune Crossover Repair/Restoration	\$12,000	\$2,820	\$0	\$2,820	(\$9,180)
Asphalt Sealcoat/Rejuvenation	\$10,000	\$0	\$10,000	\$10,000	\$0
Pool Furniture & Umbrellas	\$10,000	\$2,189	\$0	\$2,189	(\$7,811)
Security System	\$7,500	\$0	\$7,500	\$7,500	\$0
Pool Heaters, Heat Pumps , Misc	\$0	\$0	\$7,200	\$7,200	\$7,200
Clubhouse Renovations & Furniture	\$5,000	\$0	\$5,000	\$5,000	\$0
Kitchen Renovations	\$5,000	\$0	\$5,000	\$5,000	\$0
B4 Trash Room Doors	\$0	\$200	\$4,500	\$4,700	\$4,700
Garage Door Hardware	\$4,000	\$0	\$4,000	\$4,000	\$0
Lobby AC Units	\$4,000	\$0	\$4,000	\$4,000	\$0
Catwalks Resurfacing	\$3,640	\$0	\$3,640	\$3,640	\$0
Restroom Interiors	\$3,000	\$0	\$3,000	\$3,000	\$0
Clubhouse Shutters	\$0	\$1,895	\$0	\$1,895	\$1,895
Balcony Painting & Repairs	\$1,000	\$0	\$1,000	\$1,000	\$0
	\$266,540	\$53,048	\$219,744	\$272,792	\$6,252

	Begin	Contributions	Spending	End Plan
Approved 2018 Schedule	\$ 81,589	\$ 280,065	\$ 266,540	\$ 95,114
Actual	\$ 81,589	\$ 161,086	\$ 53,048	\$ 189,628
Forecast	\$ 81,589	\$ 337,145	\$ 272,792	\$ 145,943

Note: 12/18 forecasted insurance deductible = \$18K

2018 Budget vs Forecast

	<u>Budget</u>	<u>Forecast</u>	<u>Variance</u>	
Revenue	762,781	760,242	(2,539)	
Expenses				
Administrative	27,375	28,139	764	Legal (estimated April)
Insurance	80,424	81,506	1,082	known variance since Jan 1
Utilities	90,447	94,554	4,107	water
Contracts	131,370	123,164	(8,207)	mgmt services, lawn and elevator contract
Repairs & Maintenance	116,519	125,234	8,715	APM maintenance, landscape, supplies
Contingency	9,000		(9,000)	
Sub-total Expenses	455,136	452,597	(2,539)	
Reserve Transfers	307,645	307,645	-	
Total Expenses	762,781	760,242	(2,539)	
Net Income/(Loss)	0	0	0	

YTD April -18

Budget Actual Variance

	Budget	Actual	Variance	
APM Maintenance	13385	21202	7,817	58%
Maint Supplies	2600	6022	3,422	132%
Sprinkler Repair	250	697	447	179%
fire system repairs	720	1117	397	55%
association unit repairs	500	802	302	60%
fire pump repairs	1379	1149	(230)	-17%
Pool Supplies/Repairs	1612	927	(685)	-43%
Elevator Repairs	1223	341	(882)	-72%
misc repairs (outside contractors)	8305	4390	(3,915)	-47%
Repairs & Maintenance	29,974	36647	6,673	22%

4 mths overage **7,324**

Landscaping History (landscape, trees and mulch)

2012	9,912	
2013	10,914	
2014	4,854	
2015	14,781	
2016	??	
2017	10,903	
2018	11,039	(\$8K budget)

6 year average 10,401

Water Usage by Building

Jan - April

