

June 2018 Board Meeting Financials

(actuals through May 2018)

2018 Revenue Budget vs Actual / Fcst Actuals thru May 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	\$396	\$497	\$549	\$602	\$655	\$708	\$761

2018 YTD Expense Budget vs Actual / Fcst

Actuals thru May 2018

■ Revised Budget

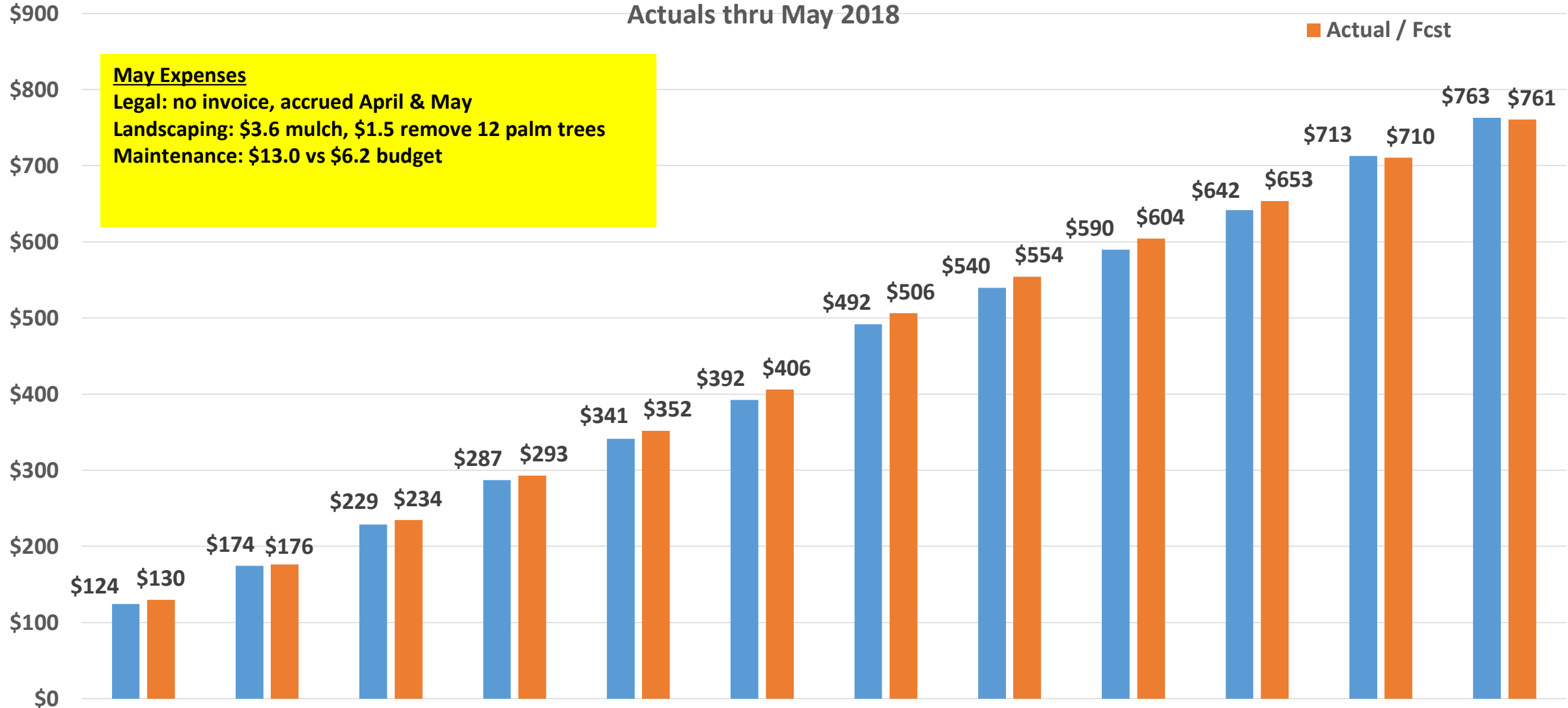
■ Actual / Fcst

May Expenses

Legal: no invoice, accrued April & May

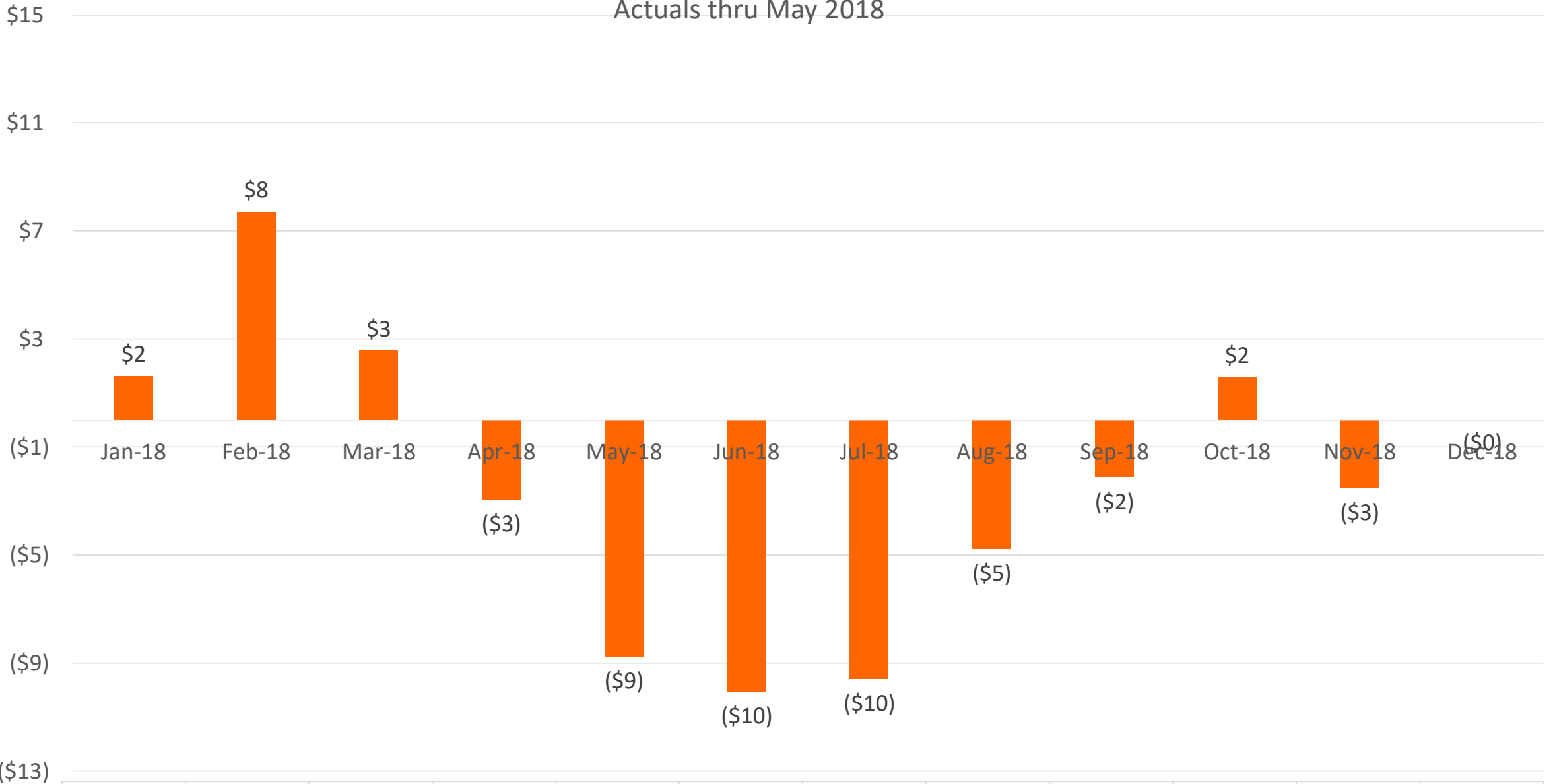
Landscaping: \$3.6 mulch, \$1.5 remove 12 palm trees

Maintenance: \$13.0 vs \$6.2 budget



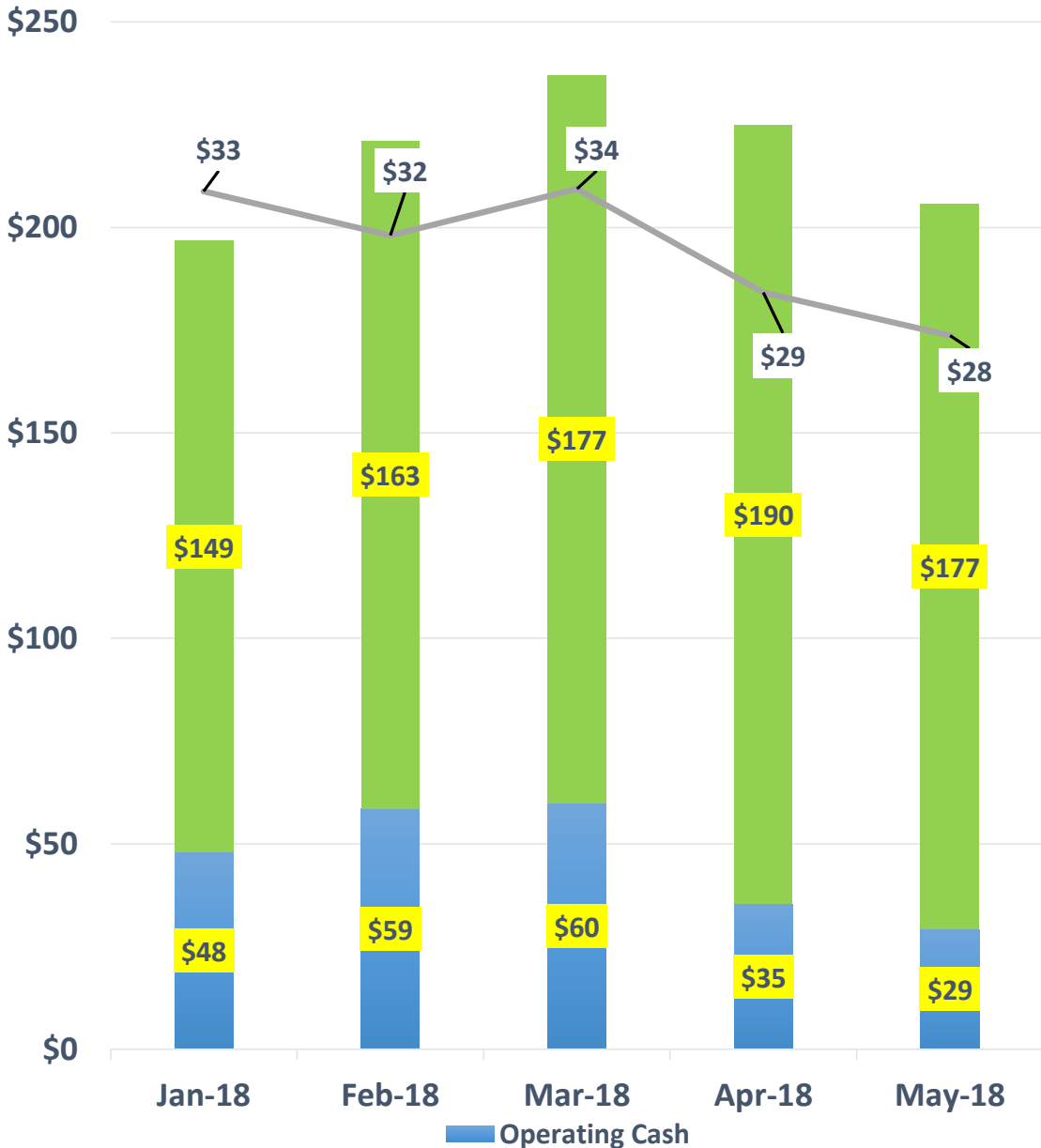
	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18
Revised Budget	\$124	\$174	\$229	\$287	\$341	\$392	\$492	\$540	\$590	\$642	\$713	\$763
Actual / Fcst	\$130	\$176	\$234	\$293	\$352	\$406	\$506	\$554	\$604	\$653	\$710	\$761

2018 YTD Net Income
Actuals thru May 2018

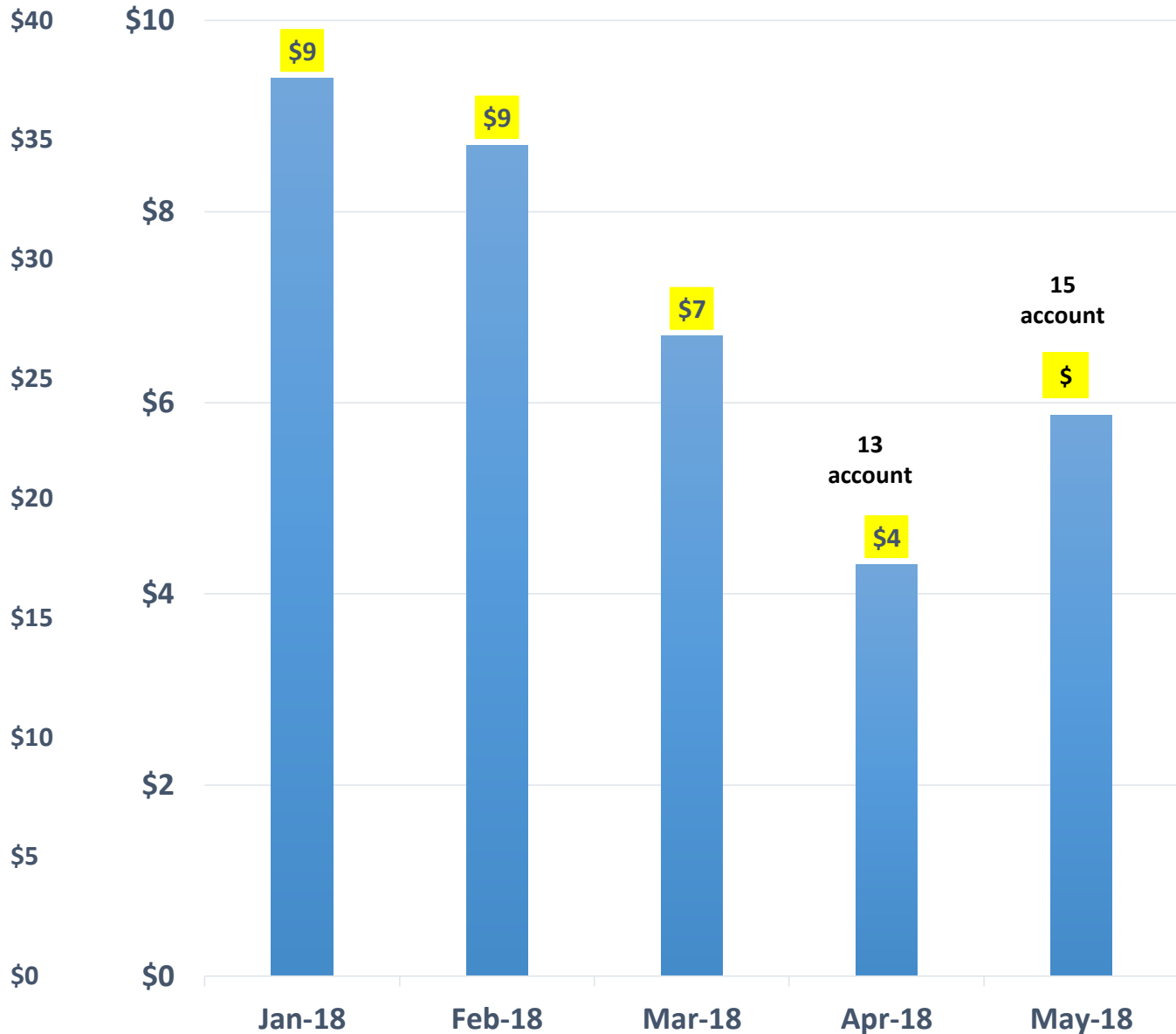


	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18
Actual / Fcst	\$2	\$8	\$3	(\$3)	(\$9)	(\$10)	(\$10)	(\$5)	(\$2)	\$2	(\$3)	(\$0)

Cash



Accounts Receivables (from owners)

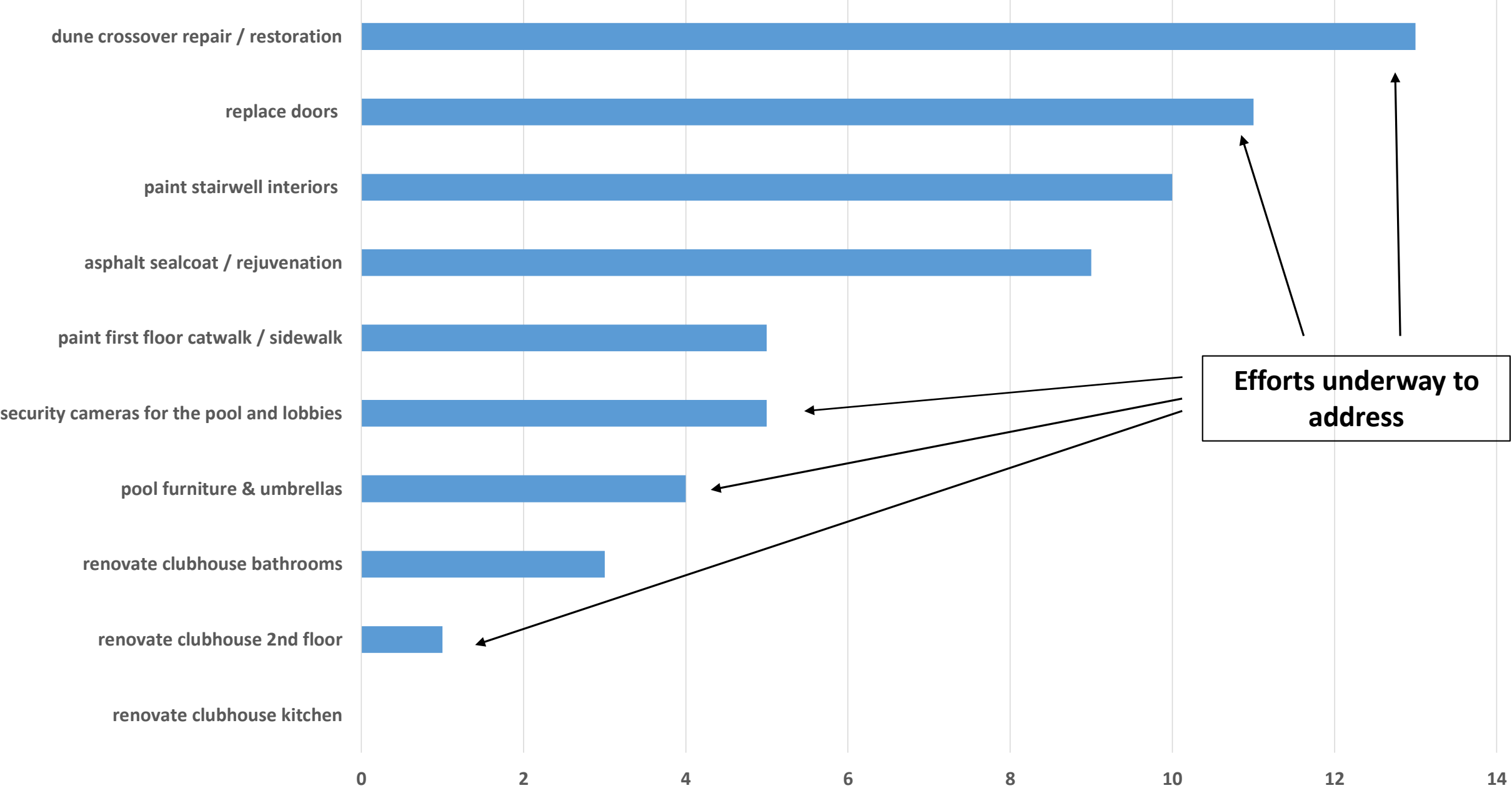


Reserves thru May 2018	Approved 2018				
	Schedule	Actual	Remain	Forecast	Schedule vs Fcst
Elevator Modernization Bldg 1	\$75,000	\$16,548	\$59,452	\$76,000	\$1,000
Elevator Modernization Bldg 2	\$75,000	\$16,548	\$59,452	\$76,000	\$1,000
Clubhouse Roof	\$0	\$24,750	\$0	\$24,750	\$24,750
Water Infrastructure	\$20,000	\$0	\$2,000	\$2,000	(\$18,000)
Paint east side of garages & stairwell Interiors	\$16,400	\$12,848	\$3,553	\$16,400	\$0
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	\$2,785	\$4,415	\$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	\$3,652	\$0	\$3,652	(\$348)
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	\$84,235	\$187,512	\$271,746	\$5,206

	Begin	Contributions	Spending	End Plan
Approved 2018 Schedule	\$ 81,589	\$ 280,065	\$ 266,540	\$ 95,114
Actual	\$ 81,589	\$ 161,086	\$ 84,235	\$ 158,441
Forecast	\$ 81,589	\$ 337,149	\$ 271,746	\$ 146,992

Note: above balances exclude \$18K set aside for insurance deductible

Top 5 Reserve Items that should be Addressed (16 responses)



2018 Budget vs Forecast

	Budget	Forecast	Variance	
Revenue	762,781	760,685	(2,096)	
Expenses				
Administrative	27,375	28,412	1,037	legal
Insurance	80,424	81,470	1,046	known variance since Jan 1
Utilities	90,447	94,382	3,934	water
Contracts	131,370	120,253	(11,117)	mgmt services, lawn and elevator contract
Repairs & Maintenance	116,519	128,524	12,005	APM maintenance, landscape, supplies
Contingency	9,000		(9,000)	
Sub-total Expenses	455,136	453,040	(2,096)	
Reserve Transfers	307,645	307,645	-	
Total Expenses	762,781	760,685	(2,096)	
Net Income/(Loss)	0	(0)	(0)	

2018**Budget****Fcst****Variance****Maintenance**

APM Maintenance

15,673

27,380

11,707

Maint Supplies

3,250

8,766

5,516

association unit repairs

500

1,380

880

Sprinkler Repair

250

765

515

fire system repairs

900

1,117

217

fire pump repairs

1,724

1,149

(575)

Pool Supplies/Repairs

2,015

1,207

(808)

Elevator Repairs

1,528

341

(1,187)

misc repairs (outside)

10,381

7,594

(2,787)

Repairs & Maintenance**36,222****49,699****13,477**