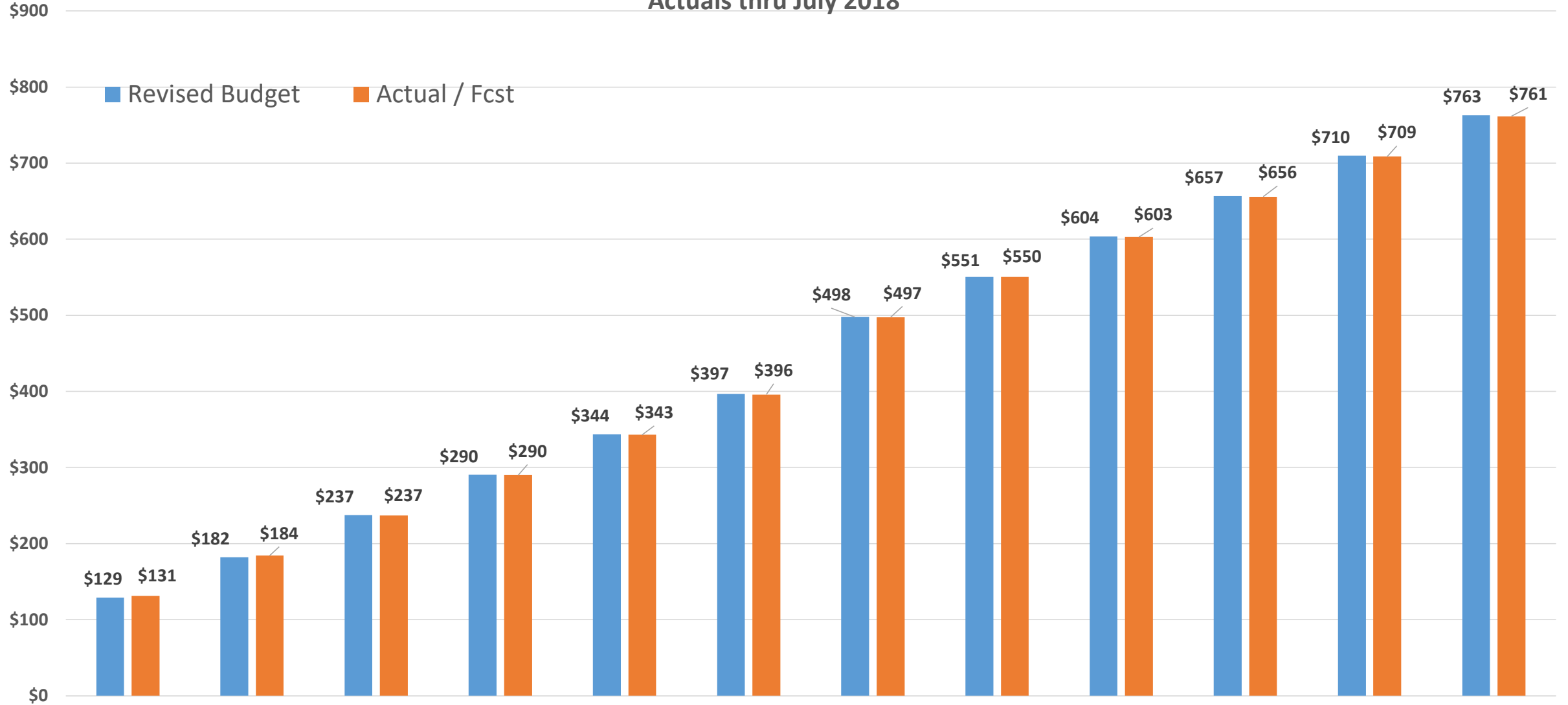


# August 2018 Board Meeting Financials

(actuals through July 2018)

## 2018 Revenue Budget vs Actual / Fcst

### Actuals thru July 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	\$550	\$603	\$656	\$709	\$761

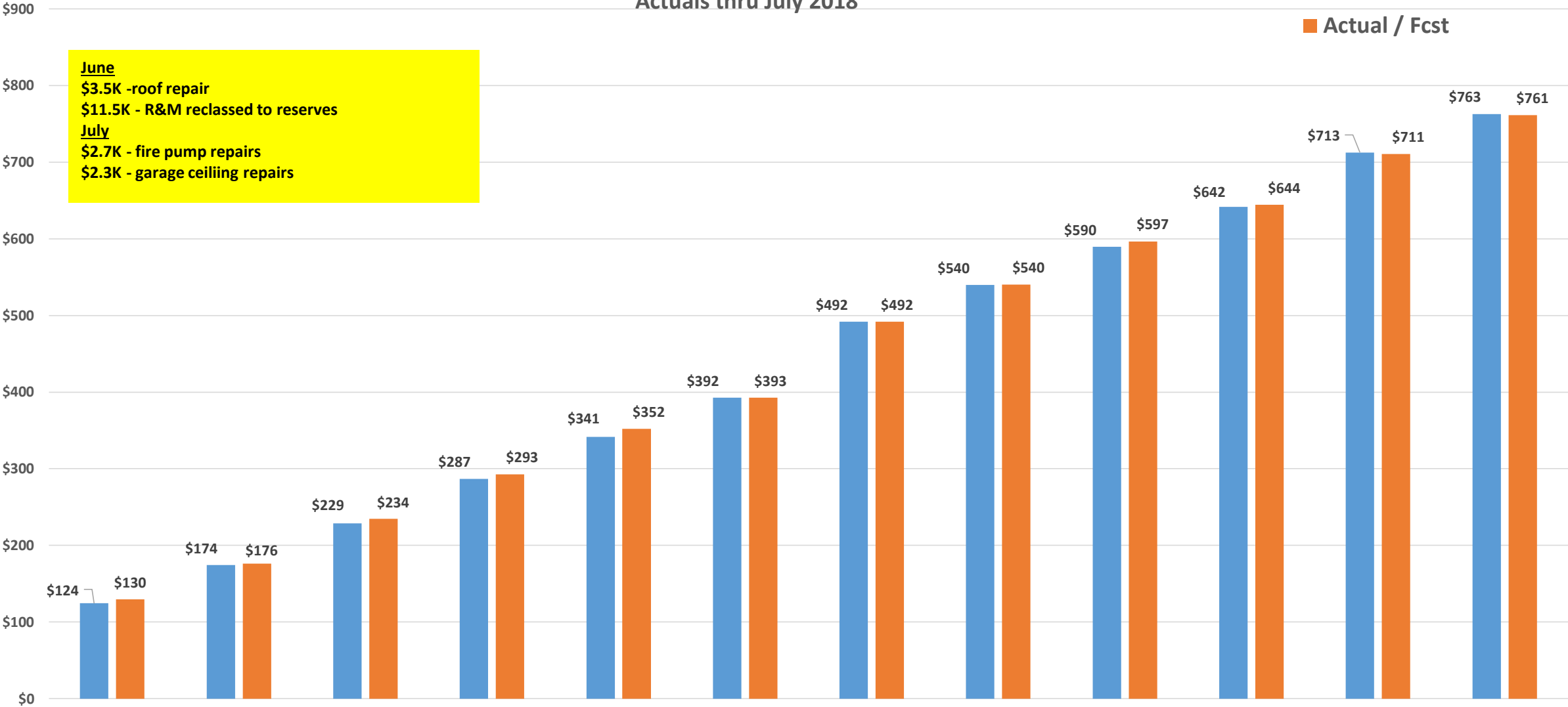
# 2018 YTD Expense Budget vs Actual / Fcst

Actuals thru July 2018

■ Revised Budget

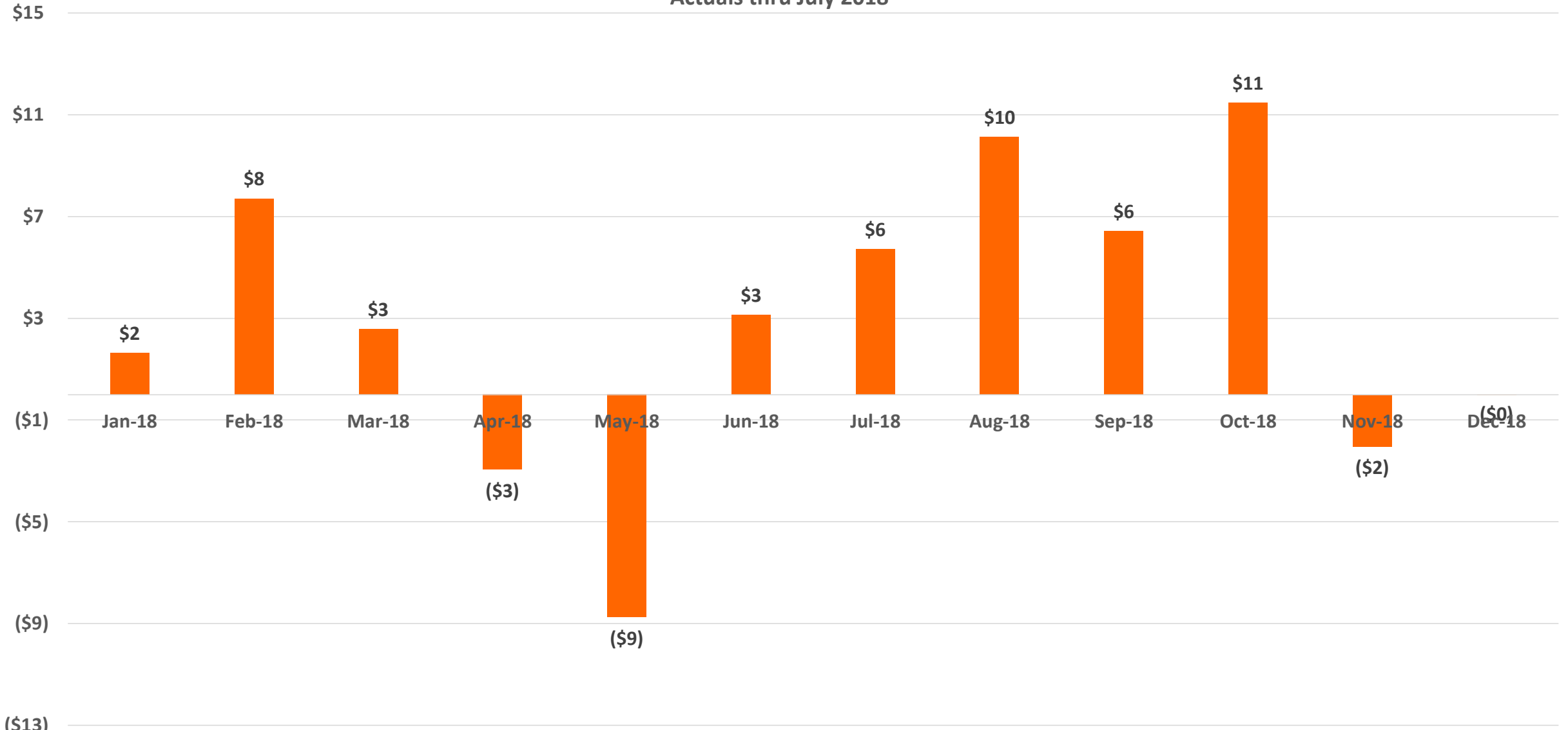
■ Actual / Fcst

**June**  
 \$3.5K - roof repair  
 \$11.5K - R&M reclassified to reserves  
**July**  
 \$2.7K - fire pump repairs  
 \$2.3K - garage ceiling repairs



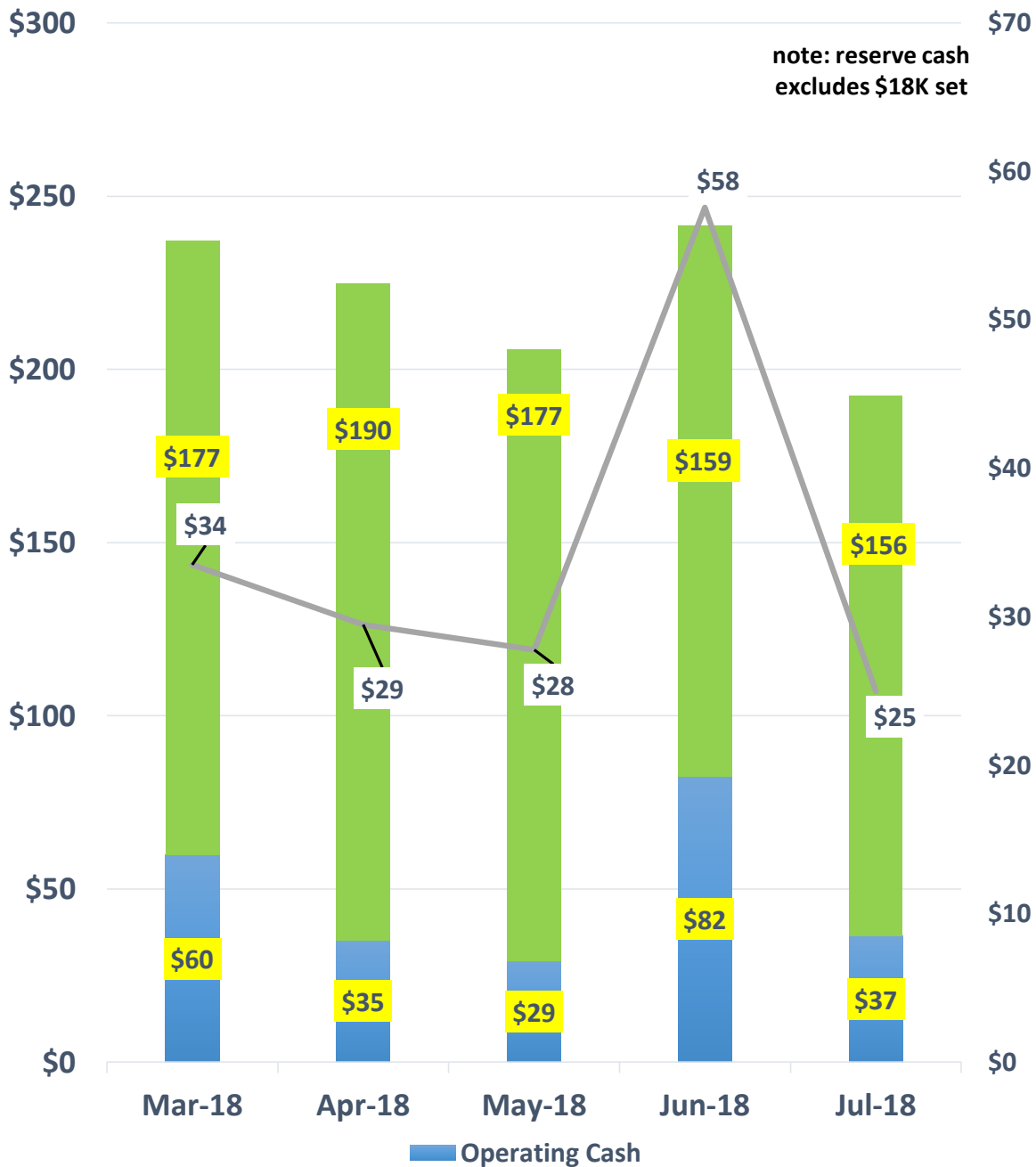
	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18
Revised Budget	\$124	\$174	\$229	\$287	\$341	\$392	\$492	\$540	\$590	\$642	\$713	\$763
Actual / Fcst	\$130	\$176	\$234	\$293	\$352	\$393	\$492	\$540	\$597	\$644	\$711	\$761

**2018 YTD Net Income  
Actuals thru July 2018**

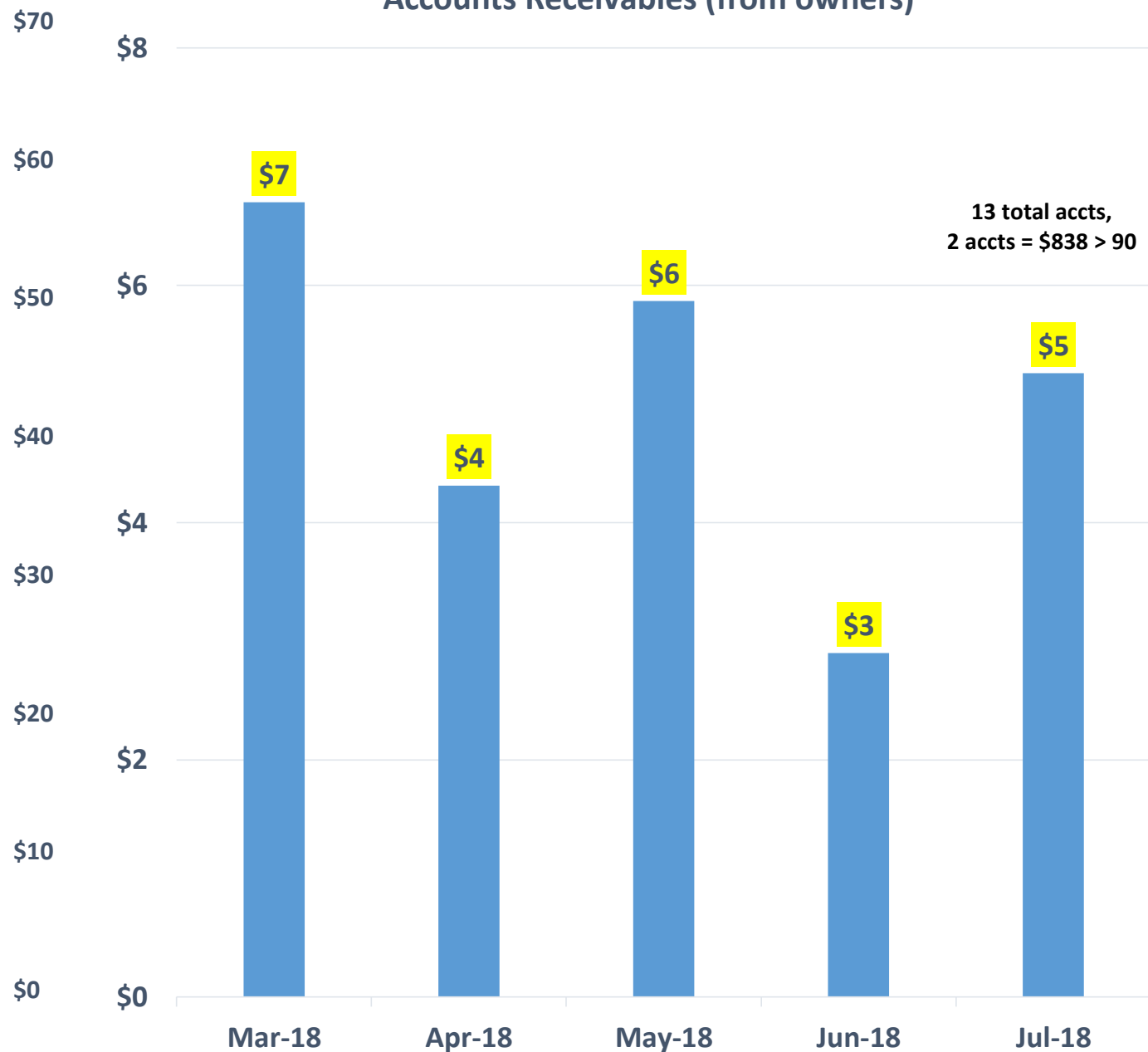


	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18
<b>Actual / Fcst</b>	\$2	\$8	\$3	(\$3)	(\$9)	\$3	\$6	\$10	\$6	\$11	(\$2)	(\$0)

### Cash



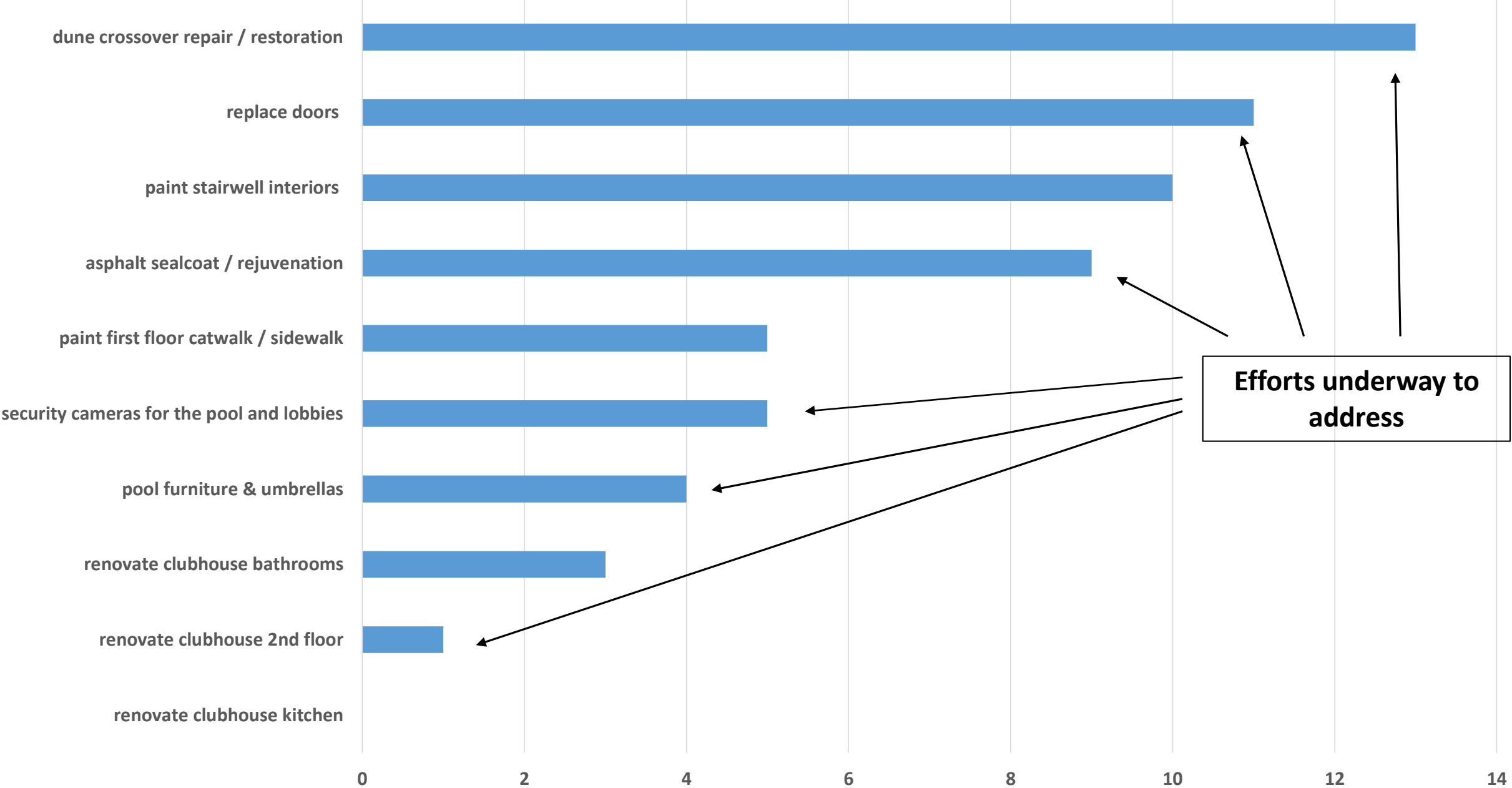
### Accounts Receivables (from owners)



<b>Reserves thru July 2018</b>	<b>2018 Spend Plan</b>	<b>2018 Actual</b>	<b>2018 Remain</b>	<b>2018 Forecast</b>	<b>Schedule vs Fcst</b>
Elevator Modernization Bldg 1	\$75,000	\$49,531	\$23,910	\$73,441	(\$1,559)
Elevator Modernization Bldg 2	\$75,000	\$49,464	\$26,452	\$75,916	\$916
Clubhouse Roof	\$0	\$24,750	\$0	\$24,750	\$24,750
Water Infrastructure	\$20,000	\$1,410	\$2,000	\$3,410	(\$16,590)
Paint east side of garages & stairwell Interiors	\$16,400	\$12,848	\$3,553	\$16,400	\$0
Doors - Unit & Common (phase 3)	\$15,000	\$8,713	\$15,000	\$23,713	\$8,713
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	\$4,157	\$4,357	\$4,357
Garage Door Hardware	\$4,000	\$0	\$4,000	\$4,000	\$0
Lobby AC Units	\$4,000	\$4,051	\$0	\$4,051	\$51
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
Pool Deck	\$0	\$1,532	\$2,000	\$3,532	\$3,532
sub-total	<b>\$266,540</b>	<b>\$162,188</b>	<b>\$120,626</b>	<b>\$282,814</b>	<b>\$16,274</b>

	<b>Begin</b>	<b>Contributions</b>	<b>Spend</b>	<b>End</b>
<b>2018 Plan (w/o insurance)</b>	<b>\$ 78,860</b>	<b>\$ 270,765</b>	<b>\$ 266,540</b>	<b>\$ 83,085</b>
<b>Actual (w/o insurance)</b>	<b>\$ 72,901</b>	<b>\$ 245,797</b>	<b>\$ 162,188</b>	<b>\$ 156,511</b>
<b>Forecast (w/out insurance)</b>	<b>\$ 72,901</b>	<b>\$ 332,157</b>	<b>\$ 282,814</b>	<b>\$ 122,244</b>
<b>Insurance Deductible</b>	<b>\$ 8,688</b>	<b>\$ 9,300</b>	<b>\$ -</b>	<b>\$ 17,988</b>
<b>Forecast with Insurance</b>	<b>\$ 81,589</b>	<b>\$ 341,457</b>	<b>\$ 282,814</b>	<b>\$ 140,232</b>

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



**2018 Budget vs Forecast**

	<b>Budget</b>	<b>Forecast</b>	<b>Variance</b>	
Revenue	763	761	(1)	
<b>Expenses</b>				
Administrative	27	27	(1)	
Insurance	80	81	1	
Utilities	90	96	6	water
Contracts	131	115	(17)	mgmt services, janitorial & lawn
Repairs & Maintenance	117	126	9	maintenance, supplies, landscape, pool contract less roof & elevator repairs
Contingency	9	9	-	
<b>Sub-total Expenses</b>	<b>455</b>	<b>454</b>	<b>(1)</b>	
Reserve Transfers	308	308	(0)	
<b>Total Expenses</b>	<b>763</b>	<b>761</b>	<b>(1)</b>	
<b>Net Income/(Loss)</b>	<b>(0)</b>	<b>(0)</b>	<b>0</b>	