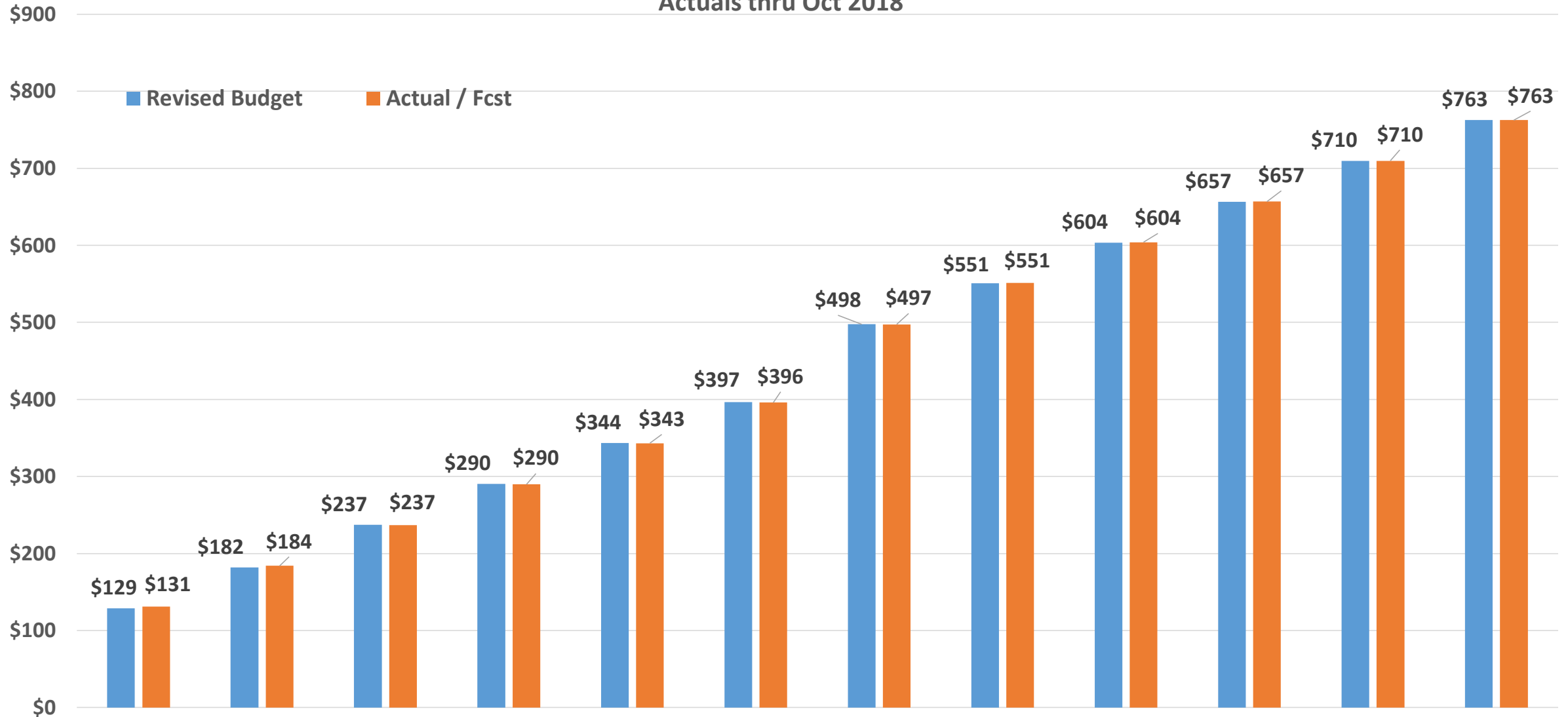


November 2018 Board Meeting Financials

(actuals through October 2018)

2018 Revenue Budget vs Actual / Fcst

Actuals thru Oct 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	\$551	\$604	\$657	\$710	\$763

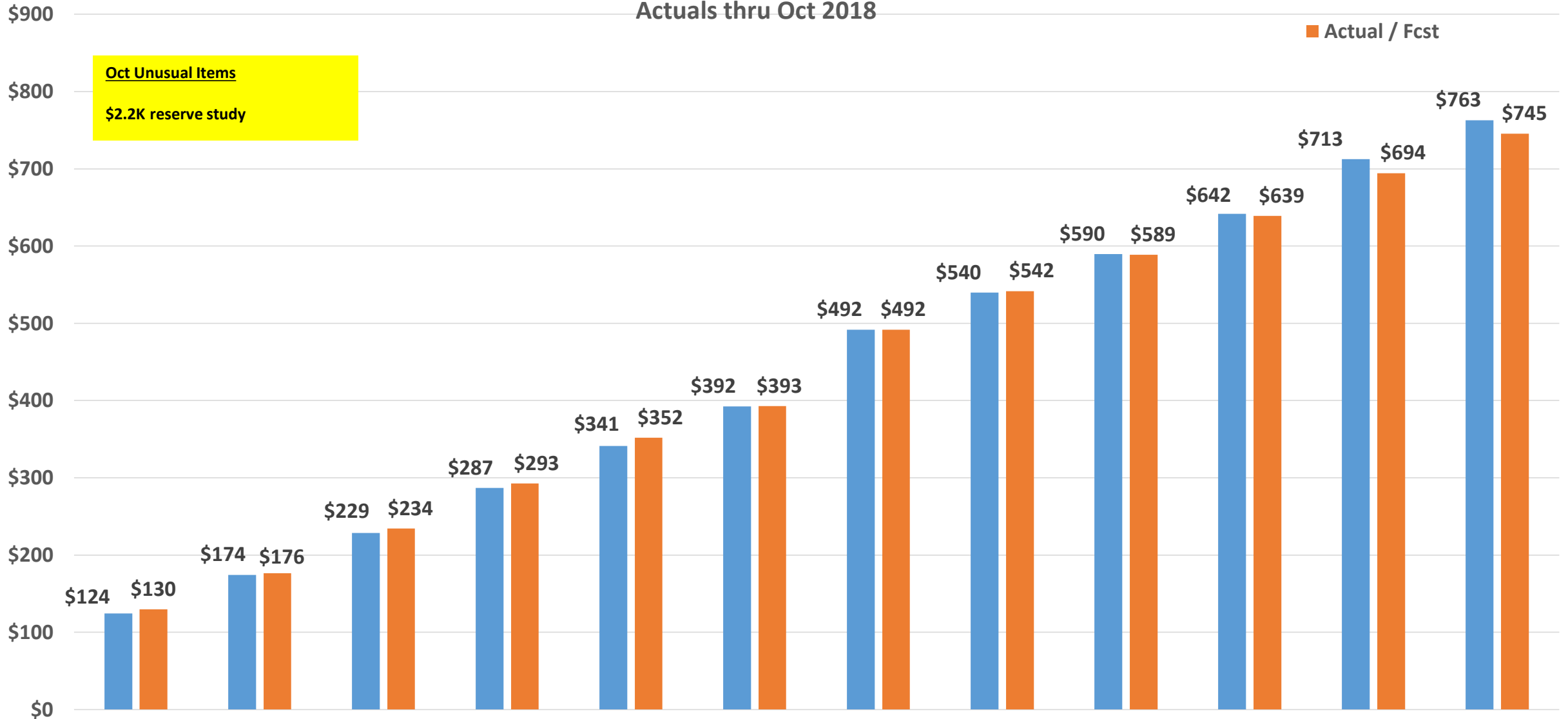
2018 YTD Expense Budget vs Actual / Fcst

Actuals thru Oct 2018

■ Revised Budget

■ Actual / Fcst

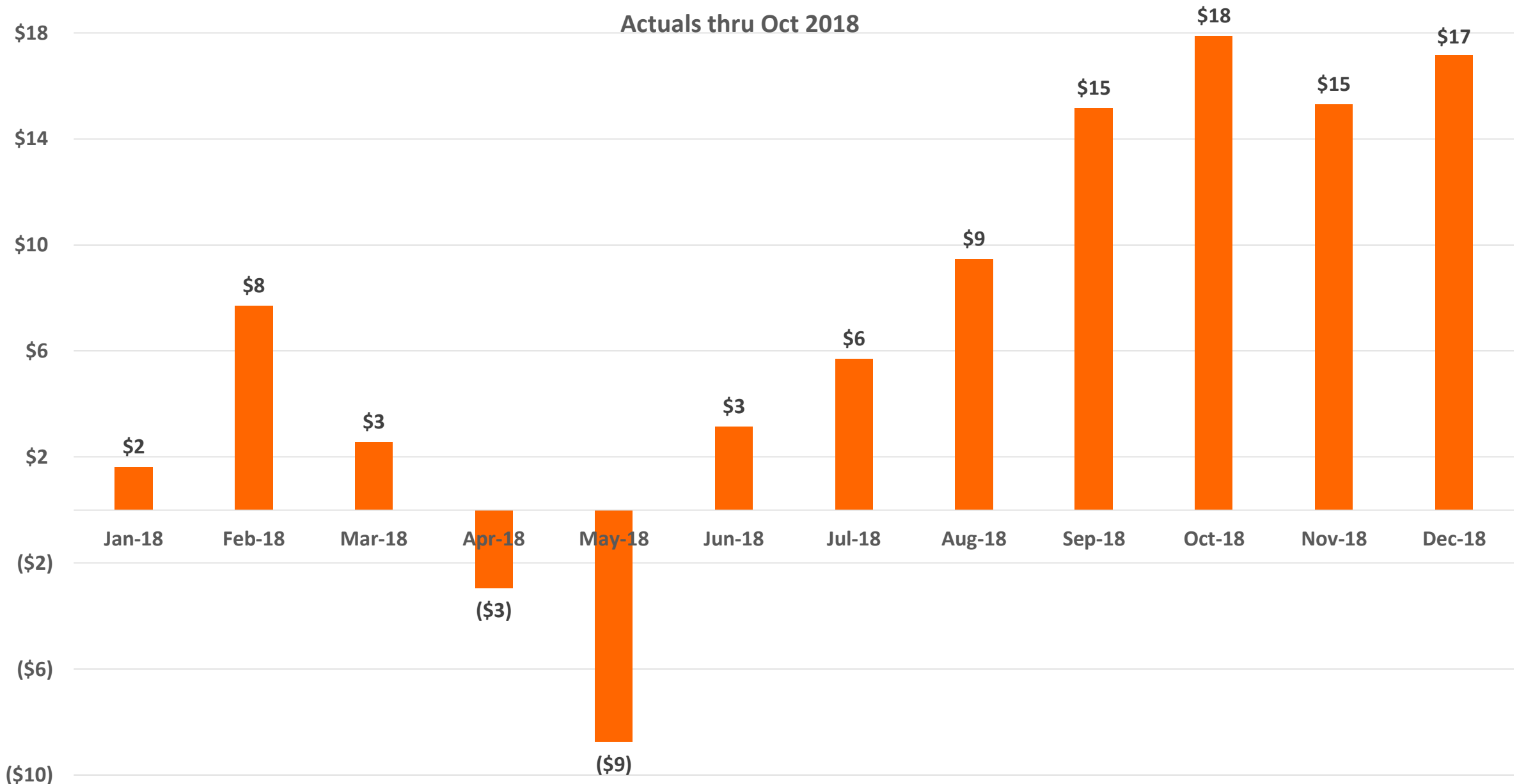
Oct Unusual Items
\$2.2K reserve study



	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	\$542	\$589	\$639	\$694	\$745

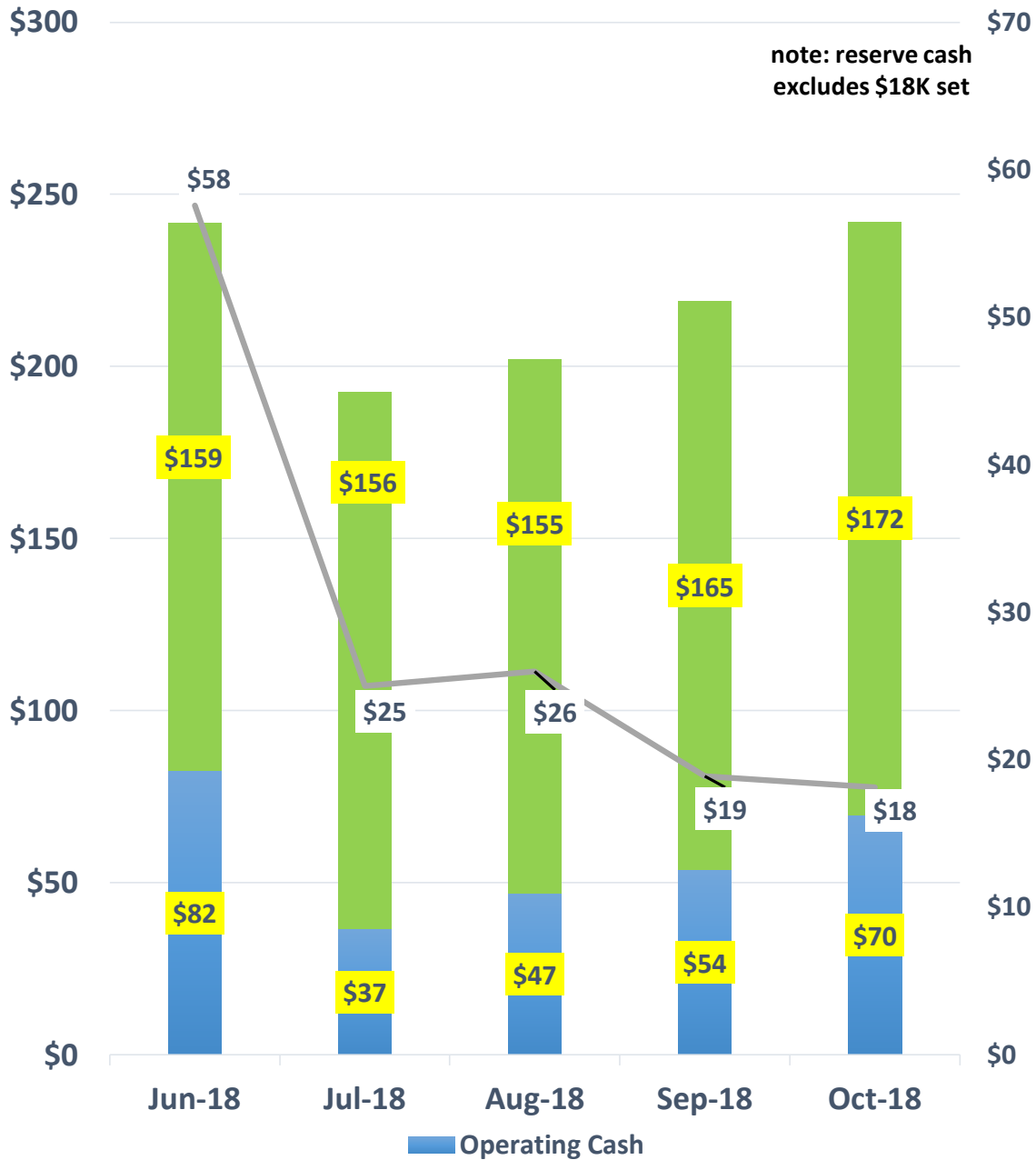
2018 YTD Net Income

Actuals thru Oct 2018

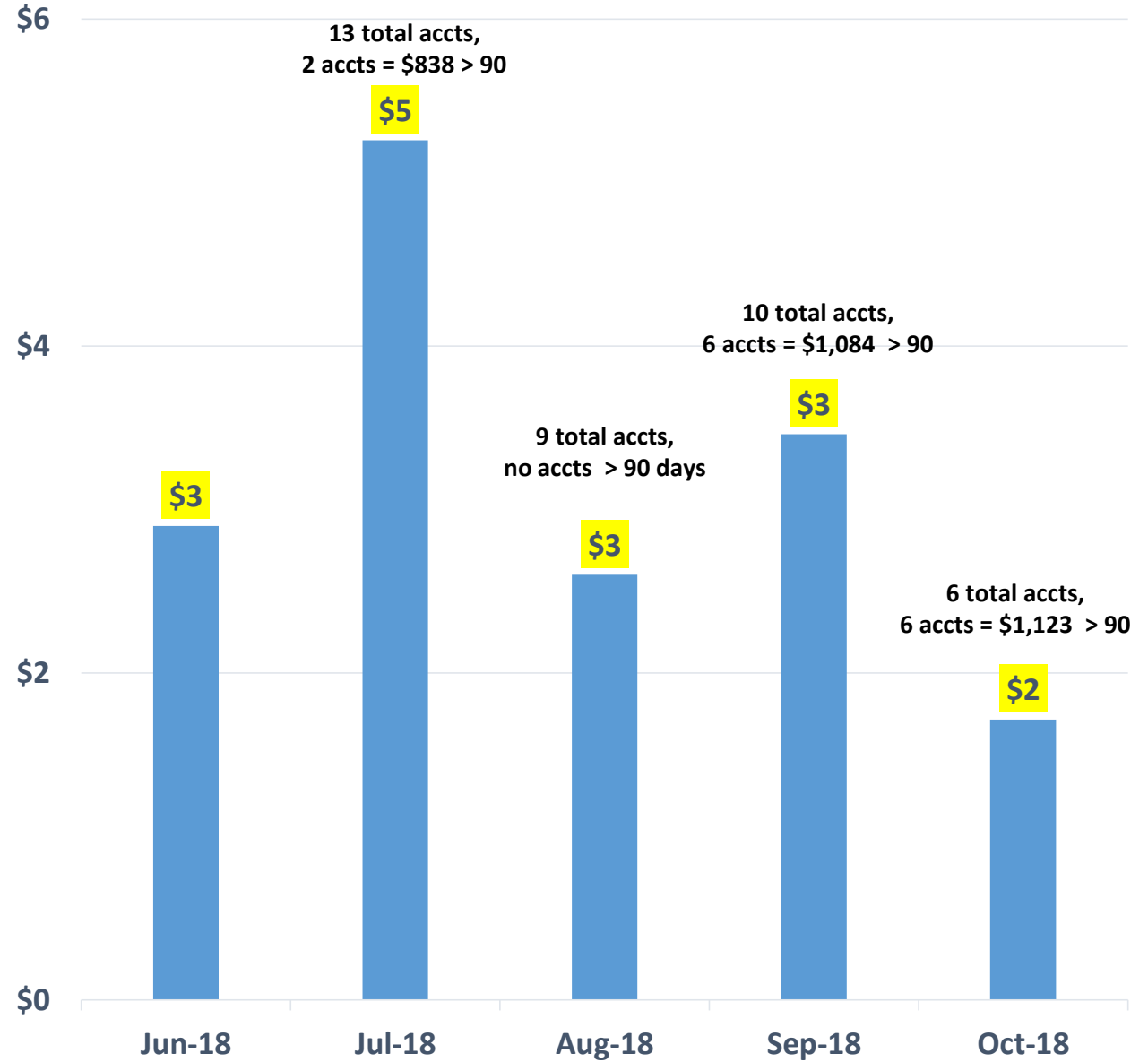


	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18
Actual / Fcst	\$2	\$8	\$3	(\$3)	(\$9)	\$3	\$6	\$9	\$15	\$18	\$15	\$17

Cash



Accounts Receivables (from owners)



2018 Budget vs Forecast

	Budget	Forecast	Variance	
Revenue	763	763	(0)	
Expenses				
Administrative	27	26	(1)	lower audit fees offset by higher legal fees
Insurance	80	81	1	
Utilities	90	93	2	water
Contracts	131	115	(16)	mgmt services, janitorial & lawn
Repairs & Maintenance	117	122	6	maintenance, supplies, landscape
Contingency	9	-	(9)	
Sub-total Expenses	455	438	(17)	
Reserve Transfers	308	308	(0)	
Total Expenses	763	745	(17)	
Net Income/(Loss)	(0)	17	18	

Reserves thru October 2018	2018 Spend Plan	2018 Actual	2018 Remain	2018 Forecast	Schedule vs Fcst
Elevator Modernization Bldg 1	\$75,000	\$71,296	\$0	\$71,296	(\$3,704)
Elevator Modernization Bldg 2	\$75,000	\$54,830	\$16,452	\$71,282	(\$3,718)
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	\$0	\$12,848	(\$3,553)
Doors - Unit & Common (phase 3)	\$15,000	\$8,713	\$0	\$8,713	(\$6,287)
Dune Crossover Repair/Restoration	\$12,000	\$2,820	\$0	\$2,820	(\$9,180)
Asphalt Sealcoat/Rejuvenation	\$10,000	\$0	\$10,400	\$10,400	\$400
Pool Furniture & Umbrellas	\$10,000	\$2,189	\$0	\$2,189	(\$7,811)
Security System	\$7,500	\$0	\$0	\$0	(\$7,500)
Pool Heaters, Heat Pumps , Misc	\$0	\$3,954	\$5,246	\$9,200	\$9,200
Clubhouse Renovations & Furniture	\$5,000	\$4,861	\$8,390	\$13,251	\$8,251
Kitchen Renovations	\$5,000	\$0	\$0	\$0	(\$5,000)
B4 Trash Room Doors	\$0	\$200	\$4,157	\$4,357	\$4,357
Garage Door Hardware	\$4,000	\$0	\$0	\$0	(\$4,000)
Lobby AC Units	\$4,000	\$4,051	\$0	\$4,051	\$51
Catwalks Resurfacing	\$3,640	\$0	\$20,325	\$20,325	\$16,685
Restroom Interiors	\$3,000	\$0	\$0	\$0	(\$3,000)
Clubhouse Shutters	\$0	\$1,895	\$0	\$1,895	\$1,895
Balcony Painting & Repairs	\$1,000	\$0	\$0	\$0	(\$1,000)
Pool Deck	\$0	\$2,964	\$0	\$2,964	\$2,964
sub-total	\$266,540	\$196,781	\$66,970	\$263,751	(\$2,789)

	Begin	Contributions	Spend	End
2018 Plan (w/o insurance)	\$ 78,860	\$ 270,735	\$ 266,540	\$ 83,055
Actual (w/o insurance)	\$ 72,901	\$ 296,071	\$ 196,781	\$ 172,192
Forecast (w/out insurance)	\$ 72,901	\$ 332,132	\$ 263,751	\$ 141,283
Insurance Deductible	\$ 8,688	\$ 9,330	\$ -	\$ 18,018
Forecast with Insurance	\$ 81,589	\$ 341,462	\$ 263,751	\$ 159,301