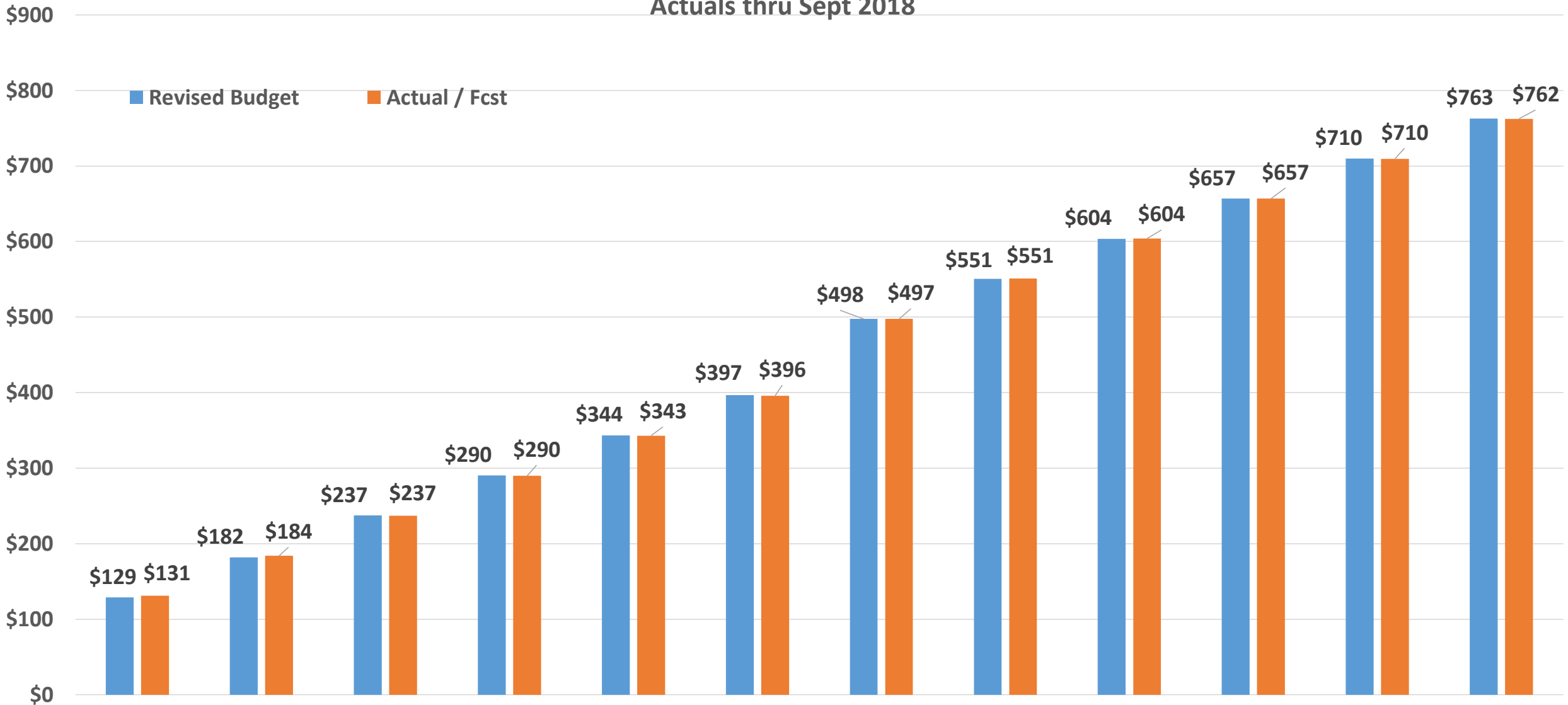


November 2018 Board Meeting Financials

(actuals through September 2018)

2018 Revenue Budget vs Actual / Fcst

Actuals thru Sept 2018

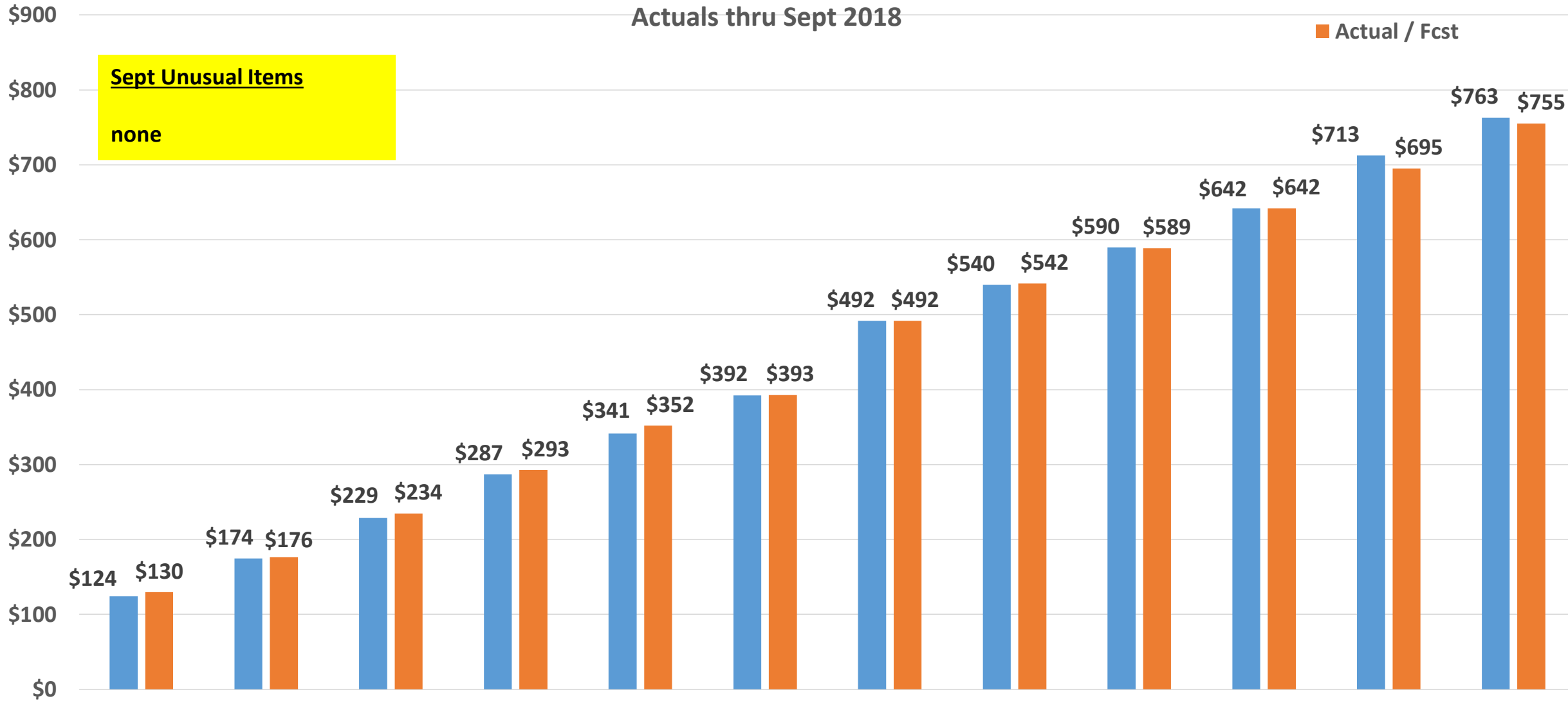


	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18
Revised Budget	\$129	\$182	\$237	\$290	\$344	\$397	\$498	\$551	\$604	\$657	\$710	\$763
Actual / Fcst	\$131	\$184	\$237	\$290	\$343	\$396	\$497	\$551	\$604	\$657	\$710	\$762

2018 YTD Expense Budget vs Actual / Fcst

Actuals thru Sept 2018

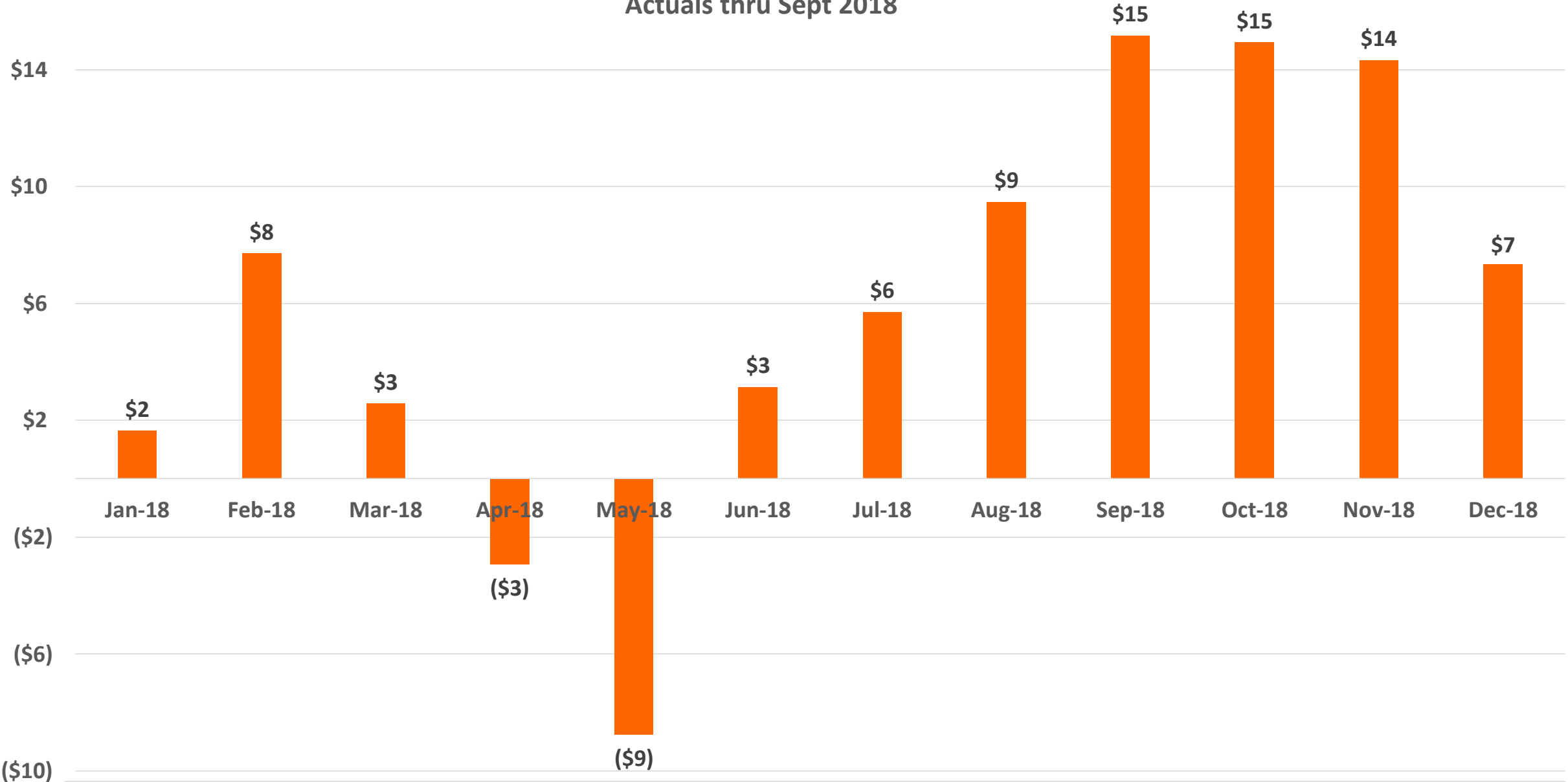
■ Revised Budget
■ Actual / Fcst



Sept Unusual Items
 none

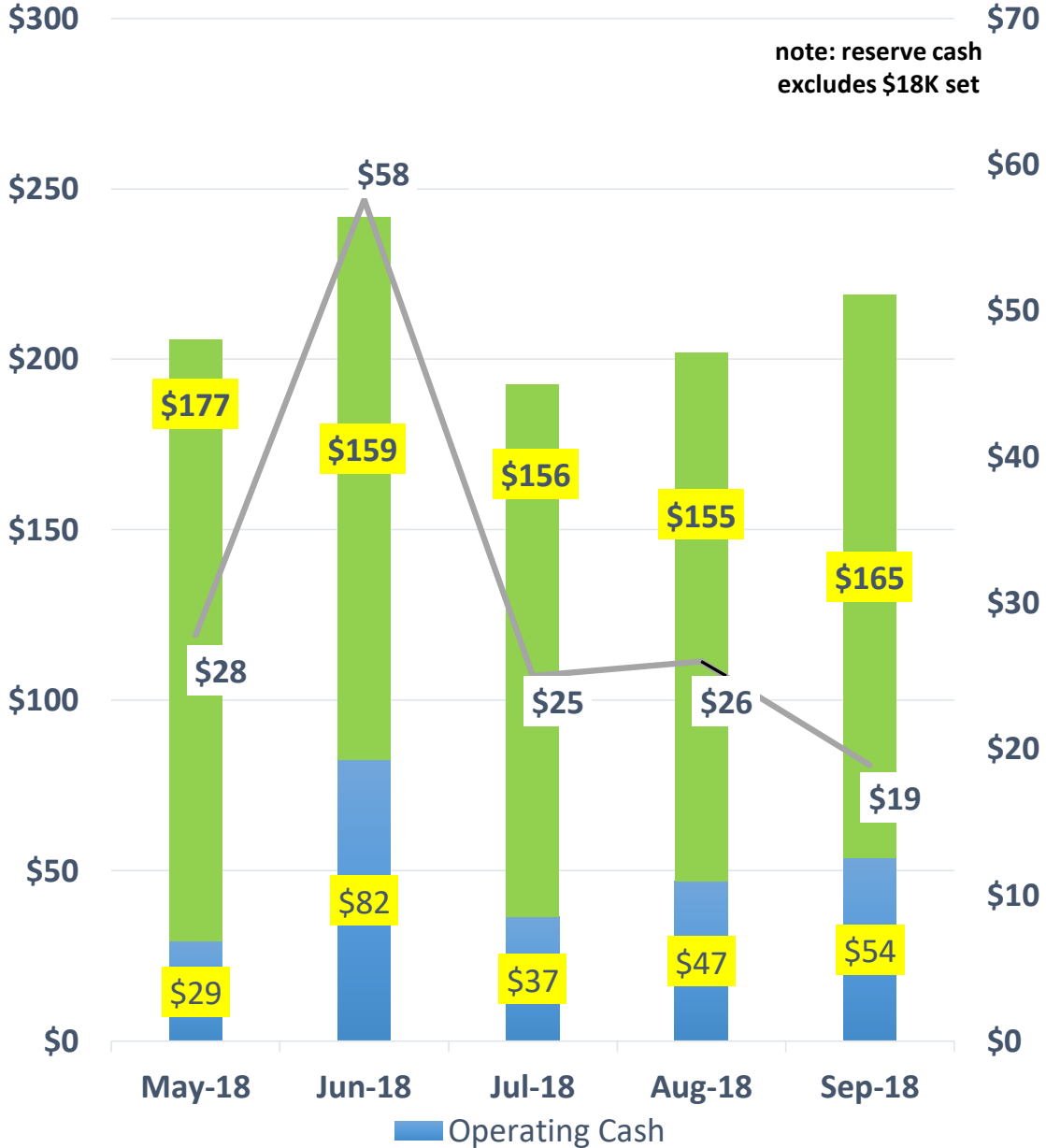
	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18
Revised Budget	\$124	\$174	\$229	\$287	\$341	\$392	\$492	\$540	\$590	\$642	\$713	\$763
Actual / Fcst	\$130	\$176	\$234	\$293	\$352	\$393	\$492	\$542	\$589	\$642	\$695	\$755

2018 YTD Net Income Actuals thru Sept 2018

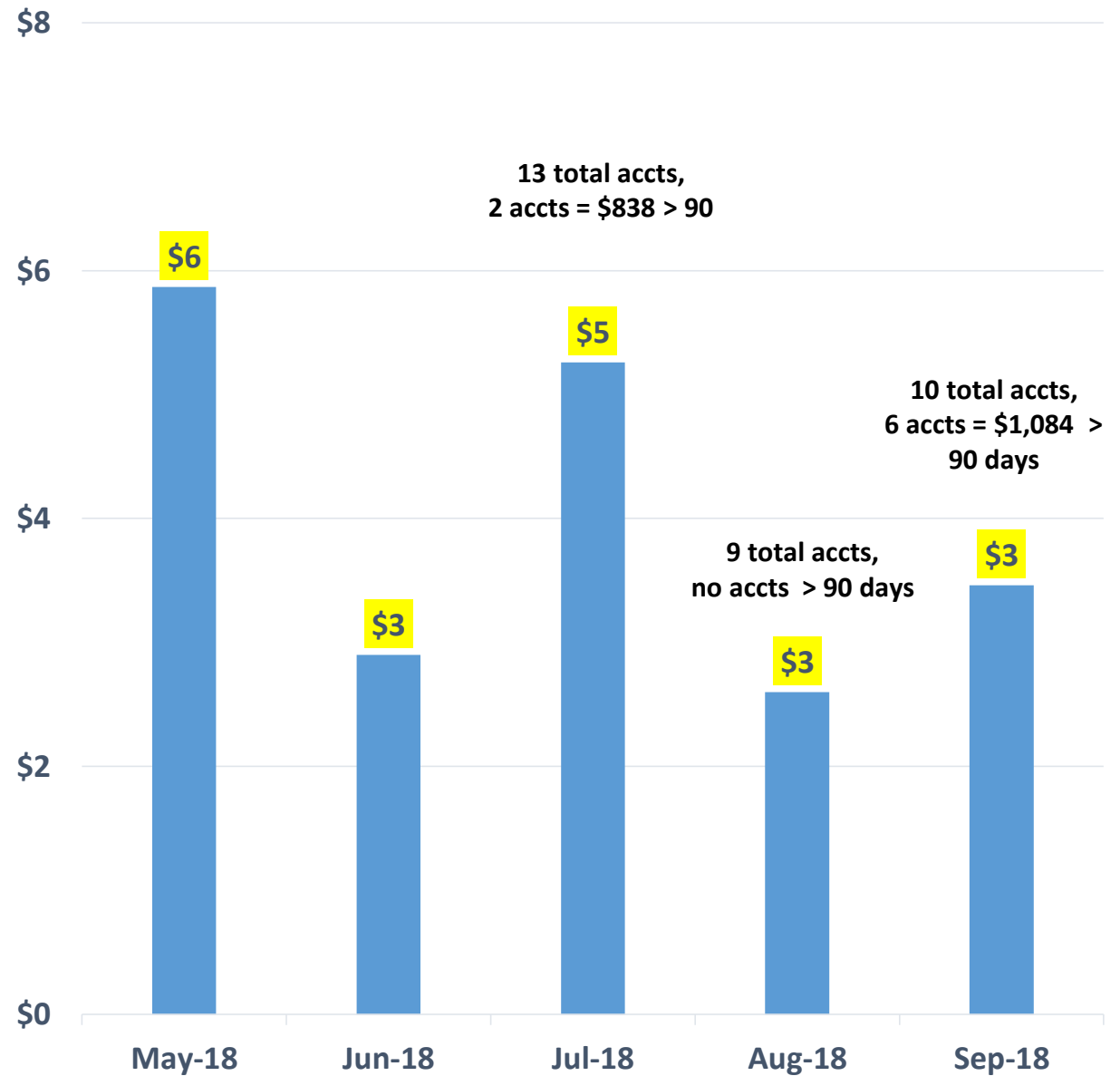


	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18
Actual / Fcst	\$2	\$8	\$3	(\$3)	(\$9)	\$3	\$6	\$9	\$15	\$15	\$14	\$7

Cash



Accounts Receivables (from owners)



Reserves thru September 2018	2018 Spend Plan	2018 Actual	2018 Remain	2018 Forecast	Schedule vs Fcst
Elevator Modernization Bldg 1	\$75,000	\$65,899	\$5,397	\$71,296	(\$3,704)
Elevator Modernization Bldg 2	\$75,000	\$54,745	\$16,538	\$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	\$2,785	\$6,415	\$9,200	\$9,200
Clubhouse Renovations & Furniture	\$5,000	\$3,016	\$5,835	\$8,851	\$3,851
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	\$3,000	\$3,000	(\$640)
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	\$188,285	\$53,741	\$242,026	(\$24,514)
	Begin	Contributions	Spend	End	
2018 Plan (w/o insurance)	\$ 78,860	\$ 270,739	\$ 266,540	\$ 83,059	
Actual (w/o insurance)	\$ 72,901	\$ 280,698	\$ 188,285	\$ 165,315	
Forecast (w/out insurance)	\$ 72,901	\$ 332,131	\$ 242,026	\$ 163,007	
Insurance Deductible	\$ 8,688	\$ 9,326	\$ -	\$ 18,014	
Forecast with Insurance	\$ 81,589	\$ 341,457	\$ 242,026	\$ 181,021	

2018 Budget vs Forecast

	Budget	Forecast	Variance	
Revenue	763	762	(0)	
Expenses				
Administrative	27	25	(2)	audit fees
Insurance	80	81	1	
Utilities	90	95	4	water
Contracts	131	115	(16)	mgmt services, janitorial & lawn
Repairs & Maintenance	117	127	10	maintenance, supplies, landscape
Contingency	9	5	(5)	
Sub-total Expenses	455	447	(8)	
Reserve Transfers	308	308	(0)	
Total Expenses	763	755	(8)	
Net Income/(Loss)	(0)	7	8	