A         B         C         D         E         E           2019         Actual         Hrough Sept.         2019         Total         Estimated         Actual           2         OPERATING         0         1         Estimated         Actual         1           3         Operating Administration Assessments         60,414         45,310         15,103         60,414           4         Operating & Administration Assessments         3,663         2,747         916         3,663           6         Garage Op. Assessments         3,827         50,027         16,019         66,046           1         Capital Reserve Fund Assessments         4,950         3,713         1,238         4,990           12         Capital Reserve Fund Interest         74         87         29         116           13         Garage Reserve Fund Interest         74         87         29         116           13         Garage Reserve Fund Interest         74         87         29         116           14         Garage Reserve Fund Interest         31         34         9         433           15         Total Reserve Income         72,882         56,861         18,294         75,155<	2020 Budget 67,041 (375) 3,929 - 70,595 - 70,50 - 70,50 - 70,50 - 70,50 - 70,50 - 70,50 - 70,505 - 70,505 - 70,505 - 70,505 - 70,505 - 70,505 - 70,505 - 70,50 - 70,505 - 70,505 - 70,505 - 70,505 - 70,505 - 70,505 - 70,505 - 70,505 - 70,505 - 70,505 - 70,505 - 70,505 - 70,505 - 70,50 - 70,505 - 70,505 - 70,505 - 70,505 - 70,505 - 70,505 - 70,505 - 70,50 - 70,505 - 70,50 - 70,50 - 70,50 - 70,50 - 70,50 - 70,50 - 70,50 - 70,50 - 70,50 - 70,50 - 70,50 - 70,50 - 70,50 - 70,50 - 70,50 - 70,50 - 70 - 70,50 - 70,50 - 70,50 - 70	G % Budget Variance 11% 50% 7% 0%		Comments
Budget         Inrogin Sept.         Oct-Dec 2019         Estimated Actual           2         OPERATING         2019         Actual         2           3         Operating income         2019         Actual         2           4         Operating & Administration Assessments         60.414         45.310         15.103         60.414           5         Returd 5738 for Water         (250)         (251)         -         (221)           6         Garage On Seessments         3.863         2.747         916         3.663           1         Garage On Seessments         4.950         3.713         1.233         4.950           10         Reserve Income         -         2.220         -         2.220           12         Capital Reserve Fund Assessments         4.950         3.713         1.238         4.950           12         Capital Reserve Fund Interest         74         87         2.9         116           13         Garage Reserve Fund Interest         31         3.000         1.000         4.000           14         Garage Reserve Fund Interest         72,882         56.861         18.224         75.155           15         Total Reserve Income         72,882	Budget 67,041 (375) 3,929 70,595 4,950	Variance 11% 50% 7%	Variance	
Image: constraint of the set of	67,041 (375) 3,929 - 70,595 - 4,950	50% 7%		
3         Operating income         60,414         45,310         15,103         60,414           4         Operating & Administration Assessments         60,414         45,310         15,103         60,414           5         Refund 573B for Water         (250)         (251)         -	(375) 3,929 - 70,595 - 4,950	50% 7%		
Image: state in the set of the s	(375) 3,929 - 70,595 - 4,950	50% 7%		
Refund 5738 for Water         (250)         (251)         (251)           6         Garage Op. Assessment Carry Over         -         2.220         -         2.220           8         Total Operating income         63,827         50,027         16,019         66,046           9         -         -         2.220         -         2.220         -         2.220           10         Reserve Income         -         2.220         -         2.220         -         2.220           11         Capital Reserve Income         -         -         2.220         -         2.220           11         Capital Reserve Fund Assessments         4,950         3,713         1,238         4,950           12         Capital Reserve Fund Interest         74         87         29         116           13         Garage Reserve Fund Interest         31         34         9         43           15         Total Reserve Income         9,055         6,834         2,275         9,109           16         Total Income         72,882         56,861         18,294         75,155           17         Intam Maintenance & Repair         4,000         3,685         825         4,510	(375) 3,929 - 70,595 - 4,950	50% 7%		Paid monthly. 2020 Increase = 2019 shortage
Refund 5738 for Water         (250)         (251)         (251)           6         Garage Op. Assessment Carry Over         -         2.220         -         2.220           8         Total Operating income         63,827         50,027         16,019         66,046           9         -         -         2.220         -         2.220         -         2.220           10         Reserve Income         -         2.220         -         2.220         -         2.220           11         Capital Reserve Income         -         -         2.220         -         2.220           11         Capital Reserve Fund Assessments         4,950         3,713         1,238         4,950           12         Capital Reserve Fund Interest         74         87         29         116           13         Garage Reserve Fund Interest         31         34         9         43           15         Total Reserve Income         9,055         6,834         2,275         9,109           16         Total Income         72,882         56,861         18,294         75,155           17         Intam Maintenance & Repair         4,000         3,685         825         4,510	(375) 3,929 - 70,595 - 4,950	50% 7%	6,627	\$2,350+landscaping \$2,560+ground snow
6         Garage Op. Assessment Carry Over         3,663         2,747         916         3,663           7         Prior Year Assessment Carry Over         -         2,220         -         -         2,220         -         -         2,220         -         -         2,220         -         -         2,220         -         -         2,220         -         -         2,220         -         2,220         -         -         2,220         -         2,220         -         2,220         - <td>3,929 - <b>70,595</b> - 4,950</td> <td>7%</td> <td></td> <td>\$1,440.</td>	3,929 - <b>70,595</b> - 4,950	7%		\$1,440.
6         Garage Op. Assessment Carry Over         3,663         2,747         916         3,663           7         Prior Year Assessment Carry Over         -         2,220         -         -         2,220         -         -         2,220         -         -         2,220         -         -         2,220         -         -         2,220         -         -         2,220         -         2,220         -         -         2,220         -         2,220         -         2,220         - <td>3,929 - <b>70,595</b> - 4,950</td> <td>7%</td> <td>(125)</td> <td>Based on prior year actual; refund by March 1 of following year</td>	3,929 - <b>70,595</b> - 4,950	7%	(125)	Based on prior year actual; refund by March 1 of following year
7         Prior Year Assessment Carry Over         2.220         2         2.220           a         Total Operating Income         63.827         50.027         16.019         66.046           10         Reserve Income	- 70,595 4,950		266	
s         Total Operating Income         63,827         50,027         16,019         66,046           9         I         Reserve Income         I         Image: Comparison of Com	4,950			
Io         Reserve Income         4,950         3,713         1,238         4,950           11         Capital Reserve Fund Assessments         4,950         3,713         1,238         4,950           12         Capital Reserve Fund Interest         74         87         29         116           13         Garage Reserve Fund Interest         31         34         9         43           14         Garage Reserve Fund Interest         31         34         9         43           15         Total Reserve Income         9,055         6,834         2,275         9,109           16         Total Income         72,882         56,861         18,294         75,155           17         Interest         4,000         3,685         825         4,510           16         Operating Expenses         1		11%	6,768	
III         Capital Reserve Fund Assessments         4,950         3,713         1,238         4,950           12         Capital Reserve Fund Interest         74         87         29         116           13         Garage Reserve Fund Interest         74         87         29         116           14         Garage Reserve Fund Interest         31         34         9         43           15         Total Reserve Income         9,055         6,834         2,275         9,109           15         Total Reserve Income         9,055         6,834         2,275         9,109           16         Total Income         72,882         56,861         18,294         75,155           17         Poperating Expenses         0         0         0         0         0           19         Maintenance & Repair         4,000         3,685         825         4,510           21         Aarm Maintenance & Repair         500         50         500         20           22         Aarm Maintenance & Repair         1,000         -         500         500           23         Boiler Annual Maintenance         1000         -         500         500         55				
12       Capital Reserve Fund Interest       74       87       29       116         13       Garage Reserve Fund Assessments       4,000       3,000       1,000       4,000         14       Garage Reserve Fund Interest       31       34       9       43         15       Total Reserve Income       9,055       6,834       2,275       9,109         16       Total Income       72,882       56,861       18,294       75,155         17        7        16       18,294       75,155         19       Maintenance & Repair       4,000       3,685       825       4,510         20       General Maintenance & Repair       500       55       559       90         23       Boiler Annual Maintenance       500       -       500       500         24       Harm Monitoring       3,600       2,715       750       3,465         25       Irigation Maintenance & Repair       1,000       -       500       500         25       Irigation Maintenance & Repairs       500       3,600       2,715       750       3,465         26       Snow Removal - Ground       4,360       8,759       -       8,759				
12       Capital Reserve Fund Interest       74       87       29       116         13       Garage Reserve Fund Assessments       4,000       3,000       1,000       4,000         14       Garage Reserve Fund Interest       31       34       9       43         15       Total Reserve Income       9,055       6,834       2,275       9,109         16       Total Income       72,882       56,861       18,294       75,155         17        7        16       18,294       75,155         19       Maintenance & Repair       4,000       3,685       825       4,510         20       General Maintenance & Repair       500       55       559       90         23       Boiler Annual Maintenance       500       -       500       500         24       Harm Monitoring       3,600       2,715       750       3,465         25       Irigation Maintenance & Repair       1,000       -       500       500         25       Irigation Maintenance & Repairs       500       3,600       2,715       750       3,465         26       Snow Removal - Ground       4,360       8,759       -       8,759				Set aside for general HOA common area major repair and replacement (such as
13         Garage Reserve Fund Assessments         4,000         3,000         1,000         4,000           14         Garage Reserve Fund Interest         31         34         9         43           15         Total Reserve Income         9,055         6,834         2,275         9,109           16         Total Income         72,882         56,861         18,294         75,155           17                 19         Dearating Expenses                19         Maintenance & Repair         4,000         3,685         825         4,510            21         Aiarm Mointoring         552         414         138         552            22         Alarm Mointenance and Repair         500         55         535         590            23         Bolier Annual Maintenance         500         -         500         500         500         56           24         Harm Mointoring         3,600         2,715         750         3,465            23         Bolier Annual Maintenance & Repairs         500         -	50	0%	_ [	mechanical)
14       Garage Reserve Fund Interest       31       34       9       43         15       Total Reserve Income       9,065       6,834       2,275       9,109         16       Total Income       72,882       56,861       18,294       75,155         17		0%	(24)	
14       Garage Reserve Fund Interest       31       34       9       43         15       Total Reserve Income       9,065       6,834       2,275       9,109         16       Total Income       72,882       56,861       18,294       75,155         17				Set aside for garage major repair and
14       Garage Reserve Fund Interest       31       34       9       43         15       Total Reserve Income       9,065       6,834       2,275       9,109         16       Total Income       72,882       56,861       18,294       75,155         17	4,000	0%	ſ	replacement (such as elevator and garage door)
16         Total Income         72,882         56,861         18,294         75,155           17	4,000	0%	(11)	
16         Total Income         72,882         56,861         18,294         75,155           17         0         0         18,294         75,155         17           18         Operating Expenses         0         0         16         0           19         Maintenance & Repair         4,000         3,685         825         4,510           20         General Maintenance & Repair         4,000         3,685         825         4,510           21         Alarm Monitoring         552         414         138         552           22         Alarm Monitoring         550         535         590         23           23         Boiler Annual Maintenance         500         -         500         500           24         Barder Annual Maintenance         8,000         2,715         750         3,465           27         Snow Removal - Ground         4,360         8,759         -         8,758           28         Snow Removal - Ground         4,360         575         -         575           30         Fire Suppression Maint. & Repair         330         359         -         359           31         Roof & Gutter Maintenance         1,500 <td></td> <td></td> <td></td> <td>Should be 10% of operating &amp; garage</td>				Should be 10% of operating & garage
16         Total Income         72,882         56,861         18,294         75,155           17         0         0         18,294         75,155         17           18         Operating Expenses         0         0         16         0           19         Maintenance & Repair         4,000         3,685         825         4,510           20         General Maintenance & Repair         4,000         3,685         825         4,510           21         Alarm Monitoring         552         414         138         552           22         Alarm Monitoring         550         535         590         23           23         Boiler Annual Maintenance         500         -         500         500           24         Barder Annual Maintenance         8,000         2,715         750         3,465           27         Snow Removal - Ground         4,360         8,759         -         8,758           28         Snow Removal - Ground         4,360         575         -         575           30         Fire Suppression Maint. & Repair         330         359         -         359           31         Roof & Gutter Maintenance         1,500 <td>9,020</td> <td>0%</td> <td>(25)</td> <td>operating expenses to meet lender requirement.</td>	9,020	0%	(25)	operating expenses to meet lender requirement.
17         18         Operating Expenses         19           19         Maintenance & Repair         4,000         3,685         825         4,510           20         General Maintenance & Repair         4,000         3,685         825         4,510           21         Alarm Maintenance and Repair         500         55         535         590           23         Boiler Annual Maintenance         500         -         500         500           24         Boiler Repair         1,000         -         500         500           25         Irrigation Maintenance & Repairs         500         375         55         430           25         Irrigation Maintenance & Repairs         500         375         55         430           26         Landscaping         3,600         2,715         750         3,465           27         Snow Removal - Ground         4,360         8,759         -         8,759           28         Backflow Preventer Maintenance         340         575         -         575           30         Fire Suppression Maint. & Repair         330         359         -         359           31         Roof & Gutter Maintenance & Repair Expenses	79,615	9%	6,733	
18         Operating Expenses         Image: Control of the second	73,013	370	0,700	
19         Maintenance & Repair         4,000         3,685         825         4,510           20         General Maintenance & Repair         4,000         3,685         825         4,510           21         Alarm Monitoring         552         414         138         552           22         Alarm Monitoring         550         535         590           23         Boiler Annual Maintenance         500         -         500         500           24         Boiler Annual Maintenance         500         -         500         500           24         Boiler Annual Maintenance & Repair         1,000         -         500         500           25         Irigation Maintenance & Repairs         500         375         55         430           26         Landscaping         3,600         2,715         750         3,465           27         Snow Removal - Ground         4,360         8,759         -         8,759           28         Snow Removal - Roof         4,000         2,360         -         575           29         Backflow Preventer Maintenance         340         575         -         575           30         Fire Suppression Maint. & Repair				
20         General Maintenance & Repair         4,000         3,685         825         4,510           21         Alarm Monitoring         552         414         138         552           22         Alarm Maintenance and Repair         500         55         535         590           23         Boiler Annual Maintenance         500         -         500         500           24         Boiler Repair         1,000         -         500         500           25         Irrigation Maintenance & Repairs         500         375         55         430           26         Landscaping         3,600         2,715         750         3,465           27         Snow Removal - Ground         4,360         8,759         -         8,759           28         Snow Removal - Roof         4,000         2,360         -         2,360           29         Backflow Preventer Maintenance         340         575         -         575           30         Fire Suppression Maint. & Repair         330         359         -         359           31         Roof & Gutter Maintenance & Repair Expenses         21,682         24,085         4,534         28,619           34				
22         Alarm Maintenance and Repair         500         55         535         590           23         Boiler Annual Maintenance         500         -         500         500           24         Boiler Repair         1,000         -         500         500           24         Boiler Repair         1,000         -         500         500           25         Irrigation Maintenance & Repairs         500         375         55         430           26         Landscaping         3,600         2,715         750         3,465           27         Snow Removal - Ground         4,360         8,759         -         8,759           28         Snow Removal - Roof         4,000         2,360         -         2,360           29         Backflow Preventer Maintenance         340         575         -         575           30         Fire Suppression Maint. & Repair         330         359         -         359           31         Roof & Gutter Maintenance & Repair Expenses         21,682         24,085         4,534         28,619           32         Contingency         500         -         500         500         500         500         500	4,000	0%	0	5 yr avg - \$4,100
23         Boiler Annual Maintenance         500         -         500         500           24         Boiler Repair         1,000         -         500         500           25         Irrigation Maintenance & Repairs         500         375         55         430           26         Landscaping         3,600         2,715         750         3,465           27         Snow Removal - Ground         4,360         8,759         -         8,759           28         Snow Removal - Roof         4,000         2,360         -         2,360           29         Backflow Preventer Maintenance         340         575         -         575           30         Fire Suppression Maint. & Repair         330         359         -         359           31         Roof & Gutter Maintenance         1,500         4,789         731         5,520           32         Contingency         500         -         500         500         500           33         Total Maintenance & Repair Expenses         21,682         24,085         4,534         28,619           34         Utilities & Services         -         -         500         500         500         500	552	0%	0	\$138/Q
24         Boiler Repair         1,000         -         500         500           25         Irrigation Maintenance & Repairs         500         375         55         430           26         Landscaping         3,600         2,715         750         3,465           27         Snow Removal - Ground         4,360         8,759         -         8,759           28         Snow Removal - Roof         4,000         2,360         -         2,360           29         Backflow Preventer Maintenance         340         575         -         575           30         Fire Suppression Maint. & Repair         330         359         -         359           31         Roof & Gutter Maintenance         1,500         4,789         731         5,520           32         Contingency         500         -         500         500           32         Contingency         500         -         500         500           33         Total Maintenance & Repair Expenses         21,682         24,085         4,534         28,619           34         Utilities & Services         -         -         500         500         500           35         Natural Gas<	600	20%	100	\$425 Annual T&I
25       Irrigation Maintenance & Repairs       500       375       55       430         26       Landscaping       3,600       2,715       750       3,465         27       Snow Removal - Ground       4,360       8,759       -       8,759         28       Snow Removal - Roof       4,000       2,360       -       2,360         29       Backflow Preventer Maintenance       340       575       -       575         30       Fire Suppression Maint. & Repair       330       359       -       359         31       Roof & Gutter Maintenance       1,500       4,789       731       5,520         32       Contingency       500       -       500       500         33       Total Maintenance & Repair Expenses       21,682       24,085       4,534       28,619         34       Utilities & Services       -       -       -       500       500         35       Natural Gas       1,700       1,929       435       2,364       -         36       Telephone       972       804       270       1,074         37       Trash Removal       593       449       153       602         38	500	0%	0	
26         2.715         7.50         3.465           27         Snow Removal - Ground         4.360         8.759         -         8.759           28         Snow Removal - Roof         4.000         2.360         -         2.360           29         Backflow Preventer Maintenance         340         575         -         575           30         Fire Suppression Maint. & Repair         330         359         -         359           31         Roof & Gutter Maintenance         1,500         4,789         731         5,520           32         Contingency         500         -         500         500           32         Contingency         500         -         500         500           33         Total Maintenance & Repair Expenses         21,682         24,085         4,534         28,619           34         Utilities & Services         -         -         500         500         -           35         Natural Gas         1,700         1,929         435         2,364         -           36         Trash Removal         593         449         153         602         -           38         Water and Sewer         3,036 <td>1,000</td> <td>0%</td> <td>0</td> <td></td>	1,000	0%	0	
27       Snow Removal - Ground       4,360       8,759       -       8,759         28       Snow Removal - Roof       4,000       2,360       -       2,360         29       Backflow Preventer Maintenance       340       575       -       575         30       Fire Suppression Maint. & Repair       330       359       -       359         31       Roof & Gutter Maintenance       1,500       4,789       731       5,520         32       Contingency       500       -       500       500         32       Contingency       500       -       500       500         33       Total Maintenance & Repair Expenses       21,682       24,085       4,534       28,619         34       Utilities & Services       -       -       -       -       -       -         34       Utilities & Services       -       -       -       -       -       -         35       Natural Gas       1,700       1,929       435       2,364       -       -         36       Telephone       972       804       270       1,074       -       -       -       -       -       -       -       -	500	0%	0	San Juan Landscapes. Seasonal Contract -
27       Snow Removal - Ground       4,360       8,759       -       8,759         28       Snow Removal - Roof       4,000       2,360       -       2,360         29       Backflow Preventer Maintenance       340       575       -       575         30       Fire Suppression Maint. & Repair       330       359       -       359         31       Roof & Gutter Maintenance       1,500       4,789       731       5,520         32       Contingency       500       -       500       500         32       Contingency       500       -       500       500         33       Total Maintenance & Repair Expenses       21,682       24,085       4,534       28,619         34       Utilities & Services       -       -       -       -       -       -         34       Utilities & Services       -       -       -       -       -       -         35       Natural Gas       1,700       1,929       435       2,364       -       -         36       Telephone       972       804       270       1,074       -       -       -       -       -       -       -       -	6,160	71%	2 560	\$3,530 + Improvements \$2,630
28       Snow Removal - Roof       4,000       2,360       -       2,360         29       Backflow Preventer Maintenance       340       575       -       575         30       Fire Suppression Maint. & Repair       330       359       -       359         31       Roof & Gutter Maintenance       1,500       4,789       731       5,520         32       Contingency       500       -       500       500         33       Total Maintenance & Repair Expenses       21,682       24,085       4,534       28,619         34       Utilities & Services       -       -       -       -       -       -         35       Natural Gas       1,700       1,929       435       2,364       -	5,800	33%		5 yr avg \$5,800
30       Fire Suppression Maint. & Repair       330       359       -       359         31       Roof & Gutter Maintenance       1,500       4,789       731       5,520         32       Contingency       500       -       500       500         33       Total Maintenance & Repair Expenses       21,682       24,085       4,534       28,619         34       Utilities & Services       -       -       -       -       -         35       Natural Gas       1,700       1,929       435       2,364       -         36       Telephone       972       804       270       1,074       -         37       Trash Removal       593       449       153       602         38       Water and Sewer       3,036       1,507       754       2,261         39       Total Utility & Services Expenses       6,301       4,689       1,612       6,301         40       Administrative       -       -       -       -       -         41       Management - Bookkeeping/Admin       6,401       4,801       1,600       6,401         42       Management - Facilities       5,335       4,001       1,334       5,33	4,000	0%	0	Hourly + hauling addt'l (5 yr avg \$3,400)
31       Roof & Gutter Maintenance       1,500       4,789       731       5,520         32       Contingency       500       -       500       500         33       Total Maintenance & Repair Expenses       21,682       24,085       4,534       28,619         34       Utilities & Services       -       -       -       -       -         35       Natural Gas       1,700       1,929       435       2,364       -         36       Telephone       972       804       270       1,074         37       Trash Removal       593       449       153       602         38       Water and Sewer       3,036       1,507       754       2,261         39       Total Utility & Services Expenses       6,301       4,689       1,612       6,301         40       Administrative       -       -       -       -       -         41       Management - Bookkeeping/Admin       6,401       4,801       1,600       6,401         42       Management - Facilities       5,335       4,001       1,334       5,335	575	69%	235	Annual T & I
32       Contingency       500       -       500       500         33       Total Maintenance & Repair Expenses       21,682       24,085       4,534       28,619         34       Utilities & Services       -       -       -       -       -         35       Natural Gas       1,700       1,929       435       2,364       -         36       Telephone       972       804       270       1,074       -         37       Trash Removal       593       449       153       602       -         38       Water and Sewer       3,036       1,507       754       2,261       -         39       Total Utility & Services Expenses       6,301       4,689       1,612       6,301         40       Administrative       -       -       -       -       -         41       Management - Bookkeeping/Admin       6,401       4,801       1,600       6,401         42       Management - Facilities       5,335       4,001       1,334       5,335	350	6%	20	Annual T & I
32       Contingency       500       -       500       500         33       Total Maintenance & Repair Expenses       21,682       24,085       4,534       28,619         34       Utilities & Services       -       -       -       -       -         35       Natural Gas       1,700       1,929       435       2,364       -         36       Telephone       972       804       270       1,074       -         37       Trash Removal       593       449       153       602       -         38       Water and Sewer       3,036       1,507       754       2,261       -         39       Total Utility & Services Expenses       6,301       4,689       1,612       6,301         40       Administrative       -       -       -       -       -         41       Management - Bookkeeping/Admin       6,401       4,801       1,600       6,401         42       Management - Facilities       5,335       4,001       1,334       5,335				Spring inspection for roof, gutters and heat
32       Contingency       500       -       500       500         33       Total Maintenance & Repair Expenses       21,682       24,085       4,534       28,619         34       Utilities & Services       -       -       -       -       -         35       Natural Gas       1,700       1,929       435       2,364       -         36       Telephone       972       804       270       1,074       -         37       Trash Removal       593       449       153       602       -         38       Water and Sewer       3,036       1,507       754       2,261       -         39       Total Utility & Services Expenses       6,301       4,689       1,612       6,301         40       Administrative       -       -       -       -       -         41       Management - Bookkeeping/Admin       6,401       4,801       1,600       6,401         42       Management - Facilities       5,335       4,001       1,334       5,335				tapes; Fall inspection and gutter cleaning. 2019: Pro Services \$3,900 + \$506 unit
33       Total Maintenance & Repair Expenses       21,682       24,085       4,534       28,619         34       Utilities & Services	1,500	0%	0	repairs
34       Utilities & Services       1	500	0%	0	
35       Natural Gas       1,700       1,929       435       2,364         36       Telephone       972       804       270       1,074         37       Trash Removal       593       449       153       602         38       Water and Sewer       3,036       1,507       754       2,261         39       Total Utility & Services Expenses       6,301       4,689       1,612       6,301         40       Administrative	26,037	20%	4,355	
36         Telephone         972         804         270         1,074           37         Trash Removal         593         449         153         602           38         Water and Sewer         3,036         1,507         754         2,261           39         Total Utility & Services Expenses         6,301         4,689         1,612         6,301           40         Administrative                41         Management - Bookkeeping/Admin         6,401         4,801         1,600         6,401           42         Management - Facilities         5,335         4,001         1,334         5,335				
37         Trash Removal         593         449         153         602           38         Water and Sewer         3,036         1,507         754         2,261           39         Total Utility & Services Expenses         6,301         4,689         1,612         6,301           40         Administrative	2,000	18%	300	Snowmelt & garage; 3 yr avg \$1,800 Elevator & Alarm; approx \$90/month for both
37         Trash Removal         593         449         153         602           38         Water and Sewer         3,036         1,507         754         2,261           39         Total Utility & Services Expenses         6,301         4,689         1,612         6,301           40         Administrative	1,080	11%	108	
38         Water and Sewer         3,036         1,507         754         2,261           39         Total Utility & Services Expenses         6,301         4,689         1,612         6,301           40         Administrative				Approx. \$51/month (just trash).
38         Water and Sewer         3,036         1,507         754         2,261           39         Total Utility & Services Expenses         6,301         4,689         1,612         6,301           40         Administrative	610	20/	10	Recycling charged by the Town to owners on
39         Total Utility & Services Expenses         6,301         4,689         1,612         6,301           40         Administrative	612	3%	19	w/s bill. Common meter for irrigation. 2020 rate
39         Total Utility & Services Expenses         6,301         4,689         1,612         6,301           40         Administrative			ſ	increase tbd 11/19/19.
40         Administrative         41           41         Management - Bookkeeping/Admin         6,401         4,801         1,600         6,401           42         Management - Facilities         5,335         4,001         1,334         5,335	2,695	-11%		2020 assumes 30% water, 10% sewer
41         Management - Bookkeeping/Admin         6,401         4,801         1,600         6,401           42         Management - Facilities         5,335         4,001         1,334         5,335	6,387	1%	86	
42         Management - Facilities         5,335         4,001         1,334         5,335	0.500		100	<u> </u>
	6,593 5,495	3% 3%	192 160	1
	5,495	3% 0%	0	
44 Insurance		0.10	0	
				9/1/2020 renewal with Fireman's Fund and
	7 077	0.01	00	Travelers. 2020 - NG recommends 5-7%
45         Liability         7,249         1,761         5,305         7,065           46         D & O         731         731         -         731	7,277	0% 0%	28	increase. 2020 assumes 3%.
	731	0%	0	Renews October 2020. 2020 assumes 5%
47 Flood 8,658 - 7,607 7,607	7,987	-8%	(671)	increase. (1% 2019, 2018)
48 Crime/Fidelity 560 556 - 556	560	0%	0	
49 Umbrella 946 - 946 - 946	946	0%	0	
50 Workers Compensation 310 267 - 267	325	5%	15	
51 Legal Fees		0%	0	
52         Supplemental Services         200         -         125         125           For Tax Return Propagation         720	1,000	0%	0 10	<u> </u>
53         Tax Return Preparation         720         720         720           54         Bank Fees         20         -         -         -	1,000 200	40/		
55         Total Administrative Expenses         32,181         13,815         15,996         29,811	1,000	1% -100%	(20)	
56         Total Operating Expenses         60,164         42,590         22,141         64,731	1,000 200	1% -100% <b>-1%</b>	(20) (287)	

	А	В	С	D	E	F	G	Н	1
1		2019 Budget	Actual through Sept. 2019	Estimated Oct -Dec 2019	2019 Total Estimated Actual	2020 Budget	% Budget Variance	\$ Budget Variance	Comments
57	Garage Operating Expenses		2013	2013	Actual				
	Prior Year Overage/Shortage	(1,308)	(2,854)	-	(2,854)	(1,418)	8%	(110)	
		(,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	(=,= = /		(_,/	( , , , , , , , , , , , , , , , , , , ,		(****)	Adjust to make expenses equal to the
	Current Year Overage/Shortage	-	-	1,418	1,418	-	0%		budget/income, carries over into next year
	Garage Maintenance & Cleaning	700	1,182	375	1,557	1,000	43%		5 year avg. \$1,050
61	Garage Door Maintenance & Repair	500	165	220	385	500	0%	0	Calarada Cuatam Lift @ \$675 v2 par yaar
		4 005	4.440	075	1.015	4 005	0.01		Colorado Custom Lift @ \$675 x2 per year plus annual inspection (\$350). 5
-	Elevator Maintenance Elevator Repair	1,825	1,140	675	1,815	1,825	0%		year inspection 2017, 2022
-	Elevator Repair Electricity	1,000	- 737	350 255	350 992	1,000 1,022	<u>0%</u> 8%	<u> </u>	2020: 3% rate increase
64 65	Total Garage Operating Expenses	946 3,663	370	200 3,293	<u>992</u> 3,663	1,022 3,929	8% 7%	266	2020. 5% fate increase
	Funding Expenses	3,003	370	3,293	3,003	3,929	170	200	
	Capital Reserve Funding	4,950	3,713	1,238	4,950	4,950	0%	0	
	Capital Reserve Interest Funding	4,950	<u>3,713</u> 87	29	4,950	4,950	0%	(24)	
	Garage Reserve Funding	4,000	3,000	1,000	4,000	4,000	0%	(24)	
	Garage Reserve Interest Funding	4,000	3,000	1,000	4,000	4,000	0%	(11)	
70	Total Funding Expenses	9,055	6,834	2,275	43 9,109	9,020	0%	(35)	
	Reimbursed Expenses	3,035	0,034	2,215	3,103	5,020	0%	(35) 0	
	Total Expenses	72,882	49,793	27,709	77,503	77,267	6%	4,385	
	Net Income (Loss)	. 2,002	7,067	(9,415)	(2,348)	2,348	U /0	4,000	
75		-	7,007	(3,413)	(2,340)	2,040			
	Net Income (Loss)	_	7,067	(9,415)	(2,348)	2,348			
	Starting Retained Earnings	_	1,001	(0,410)	(2,040)	(2,348)			
-	Ending Retained Earnings	-			_	(0)			File 1120-H Tax Return, can have RE
79						(-/			
81 82 83	CAPITAL RESERVE FUND								major repairs and improvements for non- garage common elements, such as mechanical
84	Beginning Balance	72,634	72,643	76,368	72,643	73,730			
85	Capital Reserve Income								
86	Assessment Funding	4,950	3,713	1,238	4,951	4,950			
87	Additional Funding	-	-	-	-	-			
88	Interest	74	87	29	116	50			
89	Total Income	5,024	3,800	1,267	5,067	5,000			
90	Capital Reserve Expenses								
91	Gates	0	0	3,500	3,500	0			walkway gates
92	Concrete Repairs	12,000	75	405	480	40,000			GCE HOA Expense. 2 bids. Final scope & contract per BOD direction.
93	Total Expenses	12,000	75	3,905	3,980	40,000			
	Ending Balance	65,658	76,368	73,730	73,730	38,730			
95									
96									
97									
98									major repairs and improvements for garage
99	GARAGE CAPITAL RESERVE FUND								common elements, such as elevator and garage door
	Beginning Balance	20,120	20,122	23,156	20,122	24,165			galage door
	Capital Reserve Income	_0,1_0	20,122	20,100	20,122				
	Funding	4,000	3,000	1,000	4,000	4,000			
	Interest	31	34	9	43	20			
100	Total Income	4,031	3,034	1,009	4,043	4,020			
	Capital Reserve Expenses	.,	0,004	.,	.,	.,020			
106	Total Expenses	-	-	-	-	-			
	Ending Balance	24,151	23,156	24,165	24,165	28,185			
	Please note that the comments are for internal plan						rs or purchase	rs of units.	

## West Pacific Townhomes 2020 Allocations

2020 Annual Budget	Monthly		
Operating	\$ 67,041	\$	5,587
Reserve	\$ 4,950	\$	413
Garage Operating	\$ 3,929	\$	327
Garage Reserve	\$ 4,000	\$	333
Total Assessments	\$ 79,920	\$	6,660

Unit	Class	Owner	Sq. Ft.	Common Area Allocation	Operating Assessment	Reserve Assessment	Garage Allocation	Garage Op. Assessment	Garage Reserve Assessment	Total Annual Assessment	2020 Total Monthly Assessment	2019 Total Monthly Assessment	Monthly Assessment \$ Difference	Monthly Assessment % Difference
573 A	A	John	3,203	27.79%	\$18,630.71	\$1,375.61	18.02%	\$707.96	\$720.80	\$21,435.08	\$1,786.26	\$1,628.79	\$157.47	9.67%
573 B	A	Rauenhorst	1,910	16.57%	\$11,108.71	\$820.22	18.75%	\$736.64	\$750.00	\$13,415.56	\$1,117.96	\$1,022.30	\$95.66	9.36%
573 1/2	В	Harbar	336	2.92%	\$1,957.60	\$144.54	0.00%	\$0.00	\$0.00	\$2,102.14	\$175.18	\$159.05	\$16.13	10.14%
571 A	A	Sims	1,960	17.00%	\$11,396.98	\$841.50	19.62%	\$770.82	\$784.80	\$13,794.10	\$1,149.51	\$1,051.28	\$98.23	9.34%
571 B	A	Ho	717	6.22%	\$4,169.95	\$307.89	10.61%	\$416.84	\$424.40	\$5,319.09	\$443.26	\$406.56	\$36.70	9.03%
567 A	A	King	2,347	20.36%	\$13,649.56	\$1,007.82	21.90%	\$860.40	\$876.00	\$16,393.78	\$1,366.15	\$1,248.85	\$117.30	9.39%
567 B	A	Henry	1,053	9.14%	\$6,127.55	\$452.43	11.10%	\$436.09	\$444.00	\$7,460.08	\$621.67	\$568.74	\$52.93	9.31%
Total			11,526	100.00%	\$67,041.07	\$4,950.00	100.00%	\$3,928.76	\$4,000.00	\$79,919.83	\$6,659.99	\$6,085.57	\$574.42	9.44%

Assessment History												
	Operating		Reserve		Gara	age Operating	Ga	arage Reserve	Total			
2020	\$	67,041	\$	4,950	\$	3,929	\$	4,000	\$	79,920		
2019	\$	60,414	\$	4,950	\$	3,663	\$	4,000	\$	73,027		
2018	\$	59,312	\$	4,950	\$	5,767	\$	4,000	\$	74,029		
2017	\$	58,279	\$	7,950	\$	5,319	\$	1,000	\$	72,548		
2016	\$	67,649	\$	5,400	\$	5,288	\$	1,000	\$	79,337		