

## Powder Wood at Landmark

YTD January-August 2018

### 2022 Budget

INCOME		2022 Budget	2021 Actual Jan - Sep Budget Oct - Dec
4000 Income			
4001 HOA Assessments		\$ 486,136.00	\$ 465,251.58
4002 Fees-Late/Interest/Atty		\$ 1,000.00	\$ 2,484.71
4003 Parking Income		\$ 6,000.00	\$ 6,662.53
4004 Clubhouse Rental Income		\$ 500.00	\$ 600.00
4005 Misc Income		\$ 2,000.00	\$ 2,167.00
4007 Fines		\$ 1,000.00	\$ 5,125.00
4008 Maintenance Assessment			\$ 680.02
4009 Reserve Assessment		\$ 160,000.00	\$ 140,000.03
4010 Cable/Internet Assessment		\$ 164,932.83	\$ 167,500.44
4011 Water/Sewer Assessment		\$ 280,941.51	\$ 280,632.02
4012 Reinvestment Fee		\$ 15,000.00	\$ 38,718.22
<b>4000 Total Income</b>		<b>\$ 1,117,510.34</b>	<b>\$ 1,109,821.55</b>
EXPENSE			
5000 Administration			
5001 Accounting Services	Prorated	\$ -	\$ 62.49
5002 Bank Service Charge	Prorated	\$ 120.00	\$ 110.00
5004 Legal & Professional	Prorated	\$ 3,500.00	\$ 1,314.02
5005 Miscellaneous Administrative	Prorated	\$ 600.00	\$ 588.97
5006 Office Equipment	Prorated		\$ 75.00
5007 Office Supplies	Prorated	\$ 650.00	\$ 656.46
5008 Printing & Postage	Prorated	\$ 450.00	\$ 424.76
5009 Telephone	Prorated	\$ 650.00	\$ 645.19
5011 Management Fees	Prorated	\$ 48,000.00	\$ 48,000.00
5014 Computer & IT Support	Prorated	\$ 500.00	\$ 635.34
5016 Uniforms	Prorated	\$ 250.00	\$ 250.00
5017 Software / Training	Prorated	\$ 350.00	\$ 303.56
5018 Clubhouse Refreshments	Prorated	\$ -	\$ 110.39
5019 Owner / Resident Activities	Prorated	\$ -	
<b>5000 Total Administration</b>		<b>\$ 55,070.00</b>	<b>\$ 53,176.18</b>
5100 Payroll			
5101 Administrative Payroll	Prorated	\$ 53,000.00	\$ 49,497.99
5102 Administrative Benefits	Prorated		\$ -
5103 Administrative Payroll Taxes	Prorated	\$ 4,200.00	\$ 3,114.63
5104 Admin Other Employee Related Costs/Payroll Fe	Prorated	\$ 500.00	\$ 995.33
5105 Admin Temp Labor	Prorated	\$ 6,000.00	\$ 5,884.68
5106 Maintenance Payroll	Prorated	\$ 93,000.00	\$ 87,558.48
5107 Maintenance Benefits	Prorated	\$ 7,100.00	\$ 6,539.36
5108 Maintenance Payroll Taxes	Prorated	\$ 7,100.00	\$ 7,067.36
5109 Maint Other Employee Related Costs	Prorated		\$ 103.58
<b>5100 Total Payroll</b>		<b>\$ 170,900.00</b>	<b>\$ 160,761.41</b>
5300 Maintenance-Vendor Contract & Supplies			
5301 Alarm System/Fire Sprinklers	Prorated	\$ 15,000.00	\$ 21,131.49
5302 Contracted Services & Supplies	Prorated		\$ -
5303 Common Area Contracted Service & Supplies	Prorated	\$ 15,000.00	\$ 13,693.78
5304 Asphalt Repairs / Restripe	Prorated	\$ 3,500.00	\$ 5,957.13
5305 Carport Repairs	Prorated		\$ 952.58
5306 Concrete Repairs	Prorated	\$ 500.00	\$ 568.51
5307 Plumbing Repairs	Prorated	\$ 50,000.00	\$ 40,379.51
5308 Roof Repairs	Prorated	\$ 3,500.00	\$ 2,440.50
5309 Stairs/Landings		\$ 2,500.00	\$ 5,362.50

5310 Painting Services	Prorated		\$	-
5311 Electrical Repairs	Prorated	\$	650.00	\$ 757.50
5312 Landscape Contract	Prorated	\$	58,800.00	\$ 59,100.00
5313 Snow Removal	Prorated		\$	-
5314 Landscaping Services/Supplies	Prorated	\$	25,000.00	\$ 28,196.69
5315 Pest Control	Prorated		\$	178.96
5316 Rec. Fac./Pool & Spa	Prorated	\$	10,000.00	\$ 9,466.37
5317 Rec. Fac./Rec. Equipment Maintenance	Prorated	\$	3,000.00	\$ 3,335.04
5318 Window Washing Service	Prorated		\$	-
5319 Maintenance Supplies	Prorated	\$	300.00	\$ 297.93
5320 Vehicle/Equip Expense	Prorated	\$	250.00	\$ 62.49
<b>5300 Total Maintenance-Vendor Contract &amp; Supplies</b>		<b>\$</b>	<b>188,000.00</b>	<b>\$ 191,880.98</b>
5400 Repairs & Maintenance - In House	Prorated			
5401 Paint Supplies	Prorated	\$	4,000.00	\$ 4,865.55
5402 Plumbing Supplies	Prorated	\$	100.00	\$ 188.11
5403 Electrical Supplies	Prorated	\$	350.00	\$ 366.35
5404 Light Bulbs	Prorated	\$	2,000.00	\$ 2,194.05
5405 Exterior Building	Prorated	\$	1,900.00	\$ 1,857.69
5406 HVAC Repair / Supplies	Prorated		\$	-
5407 Doors/Windows/Screen Repair Supplies	Prorated	\$	100.00	\$ 75.00
5408 Maintenance Equipment	Prorated	\$	2,000.00	\$ 2,101.10
5409 Misc Repairs & Maintenance Supplies	Prorated	\$	5,500.00	\$ 5,494.58
<b>5400 Total Repairs &amp; Maintenance - In House</b>		<b>\$</b>	<b>15,950.00</b>	<b>\$ 17,142.43</b>
5900 Utilities	Prorated			
5901 Cable & Internet - Bulk	Equal	\$	164,932.83	\$ 157,078.89
5902 Electricity	Prorated	\$	35,804.57	\$ 34,761.72
5903 Internet Service	Prorated	\$	900.00	\$ 500.01
5904 Natural Gas	Prorated	\$	7,657.63	\$ 7,025.35
5905 Trash Collection	Equal	\$	13,680.00	\$ 13,680.00
5906 Sewer	Prorated	\$	118,975.91	\$ 113,310.39
5907 Water	Prorated	\$	161,965.60	\$ 154,252.95
5908 Recycling	Prorated	\$	-	\$ 8,766.00
<b>5900 Total Utilities</b>		<b>\$</b>	<b>503,916.54</b>	<b>\$ 489,375.31</b>
6100 Insurance	Prorated			
6101 D & O Insurance	Prorated		\$	-
6103 Package/Liability Insurance	Prorated	\$	20,471.80	\$ 22,000.00
6104 Umbrella Insurance	Prorated	\$	1,201.75	\$ 2,400.00
6105 Worker's Comp Insurance	Prorated	\$	1,500.00	\$ 1,750.00
6100 Other Insurance	Prorated			
<b>6100 Total Insurance</b>		<b>\$</b>	<b>23,173.55</b>	<b>\$ 26,150.00</b>
6200 Taxes	Prorated			
6201 State/Federal Taxes	Prorated	\$	500.00	\$ 389.99
<b>6200 Total Taxes</b>		<b>\$</b>	<b>500.00</b>	<b>\$ 389.99</b>
6900 Prior Year Expense/Adjustments	Prorated			\$ 670.00
<b>TOTAL EXPENSE</b>		<b>\$</b>	<b>957,510.09</b>	<b>\$ 939,546.30</b>

NET OPERATING INCOME (Reserve Contribution not deducted from this amount) \$ 160,000.25 \$ 170,275.25

#### Operating Budget Summary

Income	\$	1,117,510.34	\$	1,109,821.55
Expense	\$	957,510.09	\$	939,546.30
Reserve Contribution	\$	160,000.00	\$	140,000.03
NET INCOME	\$	0.25	\$	30,275.22

	2022	2021	% Increase
Reserve Contribution - Prorated	\$ 160,000.00	\$ 140,000.03	14.29%
Operating Expense - Prorated	\$ 429,920.00	\$ 423,631.00	1.48%
Operating - Util/Recycling/Ins/Tax - Prorated	\$ 348,977.26	\$ 345,156.41	1.11%
Operating Expense-(Cable, Internet & Trash) - Equal	\$ 178,612.83	\$ 170,758.89	4.60%
Total Expense/Reserve Contribution	\$ 1,117,510.09	\$ 1,079,546.33	3.52%