

The Gardens HOA Budget/Actual Historical

	2012 Actuals	2014 Actuals	2015 Actuals	2016 Budget	2016 Actuals	2017 Budget	2017 Actuals	2018 Budget	2018 Actuals	2019 Budget	2019 Actuals	2020 Budget	2020 Actuals	2021 Budget	2021 Actuals
Operating Income/Expense															
Income															
4010 - Association Fees	51,287.50	54,537.50	58,795.00	58,800.00	56,075.00	56,000.00	51,825.00	56,000.00	58,426.00	60,024.00	57,844.00	60,024.00	58,203.00	59,000.00	60,758.98
4020 - Gate Opener Fees	535.00	260.00	440.00	400.00	545.00	500.00	485.00	500.00	175.00	250.00	385.00	250.00	120.00	200.00	195.00
4100 - Homeowner Assessments	0.00										327.00	14,750.00	14,750.00	50.00	75.00
4150 - Late Fee Assessments	122.50	307.50	1,400.00	1,000.00	825.00	250.00	175.00	150.00	250.00	100.00	300.00	100.00	150.00		
4800 - Other Income	0.00		127.48				51.00		0.50						
4900 - Land Sale	0.00														
Total Income	51,945.00	55,105.00	60,762.48	60,200.00	57,445.00	56,750.00	52,536.00	56,650.00	58,851.50	60,374.00	58,856.00	75,124.00	73,223.00	59,250.00	61,028.98
Expense															
6120 - Bank Service Charges	68.00		6.00		6.00		6.44	5.00					10.79		
6165 - Gate Remitters		532.86		600.00	782.74	700.00	700.78	500.00		250.00					350.59
6170 - Insurance	1,799.00	1,654.00	1,631.00	1,650.00	1,683.00	1,700.00	1,657.00	1,700.00	1,667.00	1,700.00	1,605.00	1,700.00	1,860.00	2,000.00	2,461.00
6200 - Licenses and Permits	45.00	80.00	55.00	50.00	45.00	50.00	45.00	45.00	10.00	45.00	10.00	45.00	10.00	45.00	10.00
6325 - SCA Landscaping Project			2,145.89	8,000.00	8,617.88										
6328 - Wall Build-Up	0.00						1,200.00								
Total Misc Fees & Insurance	1,912.00	2,266.86	3,837.89	10,300.00	11,134.62	2,450.00	3,609.22	2,250.00	1,677.00	1,995.00	1,615.00	1,745.00	1,880.79	2,045.00	2,821.59
6330 - Assoc Maintenance & Repair															
6332 - Gate Maintenance	3,320.21	3,926.70	2,224.75	2,500.00	1,910.12	3,200.00	1,471.94	1,200.00	3,482.37	3,500.00	2,938.32	3,500.00	2,894.29	2,500.00	6,262.53
6334 - Landscape Maintenance	31,301.63	27,718.35	33,540.65	33,500.00	29,819.87	30,000.00	34,723.89	30,000.00	27,401.59	31,540.00	31,483.42	31,540.00	31,501.68	33,200.00	33,076.68
6335 - Landscape Discretionary								3,500.00	771.49	3,500.00	3,848.80	3,500.00	3,236.16	3,500.00	1,144.92
6336 - Road Maintenance	0.00	0.00		9,000.00	8,563.60	5,000.00		3,000.00	590.05	2,620.00	2,616.18	8,580.00	8,580.11	18,200.00	18,295.29
6337 - Road Reserve 1								5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00
6338 - Wall Maintenance	0.00				2,468.19										
6340 - Pump & Well Maintenance	0.00		29.60												
6341 - Sprinkler System Maintenance									427.75						
6342 - Tree Maintenance									493.50		2,700.00		1,500.00		
6345 - Maintenance Supplies (Ground)	570.38	0.00	659.51	1,500.00	699.05	1,000.00	619.96		457.12						
6350 - Improvements/Upgrades															
6350-a Mountain Gate Battery & Wiring								1,715.00							
6350-b Manhattan Exit Gate Re-Config.								2,258.00	2,257.50						
6350-c Sineage									618.13						
6350-d Mailbox Lighting									633.21						
6350-e Open Space Enhancements											393.74				
6351 - Manhattan Keypad							9,228.88								
6352 - Security Enhancements						5,000.00	1,200.00		4,004.50						
6390 - Other Maintenance	50.00					2,000.00									
6391 - Planned Maintenance Projects				2,500.00		2,050.00									
6392 - Planned Improvement Project						9,228.88									
Total 6330 - Assoc Maint. & Repair	35,242.22	31,645.05	36,454.51	49,000.00	43,460.83	57,478.88	47,244.67	46,673.00	46,137.21	46,160.00	48,980.46	52,120.00	52,712.24	62,400.00	63,779.42
6410 - Meeting & Social Expense															
6415 - Annual Meeting	167.87		185.00	185.00		100.00	50.56	100.00	69.34	100.00	61.83	100.00	48.24	50.00	114.69
6420 - Neighborhood Meetings/Social	240.40						165.97	200.00	145.72	200.00		200.00			243.62
Total 6410 - Meeting & Social Expense	408.27		185.00	185.00	0.00	100.00	216.53	300.00	215.06	300.00	61.83	300.00	48.24	50.00	358.31
6440 - Communication Supplies			191.96												191.83
6450 - Office Expense															
6452 - Printing and Reproduction	0.00		86.96	90.00		50.00		25.00		50.00		50.00	0.00		191.83
6456 - Supplies	480.83		369.13	25.00	267.17	250.00	17.69	50.00	25.35	25.00		25.00	394.95		8.35
6450 - Office Expense - Other	0.00														
Total 6450 - Office Expense	480.83	0.00	456.09	115.00	267.17	300.00	17.69	75.00	25.35	75.00	0.00	75.00	394.95	0.00	200.18
6480 - Professional Fees															
6490 - Accounting/Bookkeeping	960.00	411.95	407.31	700.00	707.99	710.00	708.68	710.00	1,184.16	1,200.00	949.31	1,200.00	949.31	1,200.00	949.31
6491 - Legal fees	0.00											0.00	0.00		

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6495 - Tax Preparation	267.50														
Total 6480 - Professional Fees	1,227.50	411.95	407.31	700.00	707.99	710.00	708.68	710.00	1,184.16	1,200.00	949.31	1,200.00	949.31	1,200.00	949.31
6510 - Refunds	15.00														
6550 - Utilities															
6570 - Gas and Electric	1,715.67	1,637.41	1,816.40	1,850.00	1,918.22	1,950.00	2,248.90	2,000.00	2,318.17	2,350.00	2,320.79	2,500.00	2,496.38	2,500.00	2,510.56
6575 - Telephone	939.07	832.72	997.44	1,000.00	1,043.93	1,050.00	1,032.76	1,050.00	1,045.32	1,050.00	1,077.58	1,100.00	1,115.91	1,100.00	1,217.90
6550 - Utilities - Other	0.00	258.07	0.00	0.00											
Total 6550 - Utilities	2,654.74	2,728.20	2,813.84	2,850.00	2,962.15	3,000.00	3,281.66	3,050.00	3,363.49	3,400.00	3,398.37	3,600.00	3,612.29	3,600.00	3,728.46
6820 - Taxes and Fees												0.00	232.00		266.00
6860 - State	50.00		50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00
Total 6820 - Taxes and Fees	50.00	134.83	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	282.00	50.00	316.00
Total Expense	41,567.29	37,186.89	46,542.49	63,200.00	58,582.76	64,088.88	55,128.45	53,108.00	52,652.27	53,180.00	55,054.97	59,090.00	59,879.82	69,345.00	72,153.27
Net Ordinary Income	10,377.71	17,918.11	14,219.99	-3,000.00	-1,137.76	-7,338.88	-2,592.45	3,542.00	6,199.23	7,194.00	3,801.03	16,034.00	13,343.18	-10,095.00	-11,124.29
Other Income/Expense															
Other Income															
7010 - Interest Income (Reserves)	1.88	33.80	15.32	20.00	7.96	10.00	5.42	10.00	10.95	10.00	873.34			5.00	5.94
Total Other Income	1.88	33.80	15.32	20.00	7.96	10.00	5.42	10.00	10.95	10.00	873.34			5.00	5.94
Other Expense															
8900 - Penalties	-15.00		11.00												
9900 - NSF Check															
Total Other Expense	-15.00	0.00	11.00	0.00	0.00	0.00									
Net Other Income	16.88	33.80	4.32	20.00	7.96	10.00	5.42	10.00	10.95	10.00	873.34	0.00	0.00	5.00	5.94
HOA Net Income	10,394.59	17,951.91	14,224.31	-2,980.00	-1,129.80	-7,328.88	-2,587.03	3,552.00	6,210.18	7,204.00	4,674.37	16,034.00	13,343.18	-10,090.00	-11,118.35

Notes:

- 1 \$5000/Year deposited into long term road maintenance reserve account. Not a true expense because funds in bank
- 2 2017 Budget Year
- 3 2017 Budget Year