

Raintree East Homeowners Association, Inc.

2021 Budget

Accounts	YTD October 2020			2020 Budget	Increases / (Decreases)	2021 Budget
	Actual	Budget	Variance			
Income						
4010 - Regular Assessments	\$978,660.00	\$978,642.00	(\$18.00)	\$1,174,370.40	\$0.00	\$1,174,370.40
4080 - Transfers to Reserves	(\$138,921.90)	(\$111,137.52)	\$27,784.38	(\$166,706.32)	\$59,705.92	(\$107,000.40)
4095 - Miscellaneous Income	\$0.00	\$250.00	\$250.00	\$300.00	\$0.00	\$300.00
Total Income	\$840,907.12	\$839,970.10	(\$937.02)	\$1,007,964.08	\$59,705.92	\$1,067,670.00
Expense						
<u>Building Maintenance</u>						
6210 - General Building Maintenance	\$1,972.70	\$10,000.00	\$8,027.30	\$12,000.00	\$3,000.00	\$15,000.00
6220 - Janitorial	\$0.00	\$3,333.30	\$3,333.30	\$4,000.00	\$0.00	\$4,000.00
6230 - Roof & Gutter Repairs	\$330.00	\$2,083.30	\$1,753.30	\$2,500.00	\$0.00	\$2,500.00
6235 - Gutter Cleaning	\$120.00	\$5,000.00	\$4,880.00	\$6,000.00	\$0.00	\$6,000.00
6240 - Painting	\$1,233.00	\$4,000.00	\$2,767.00	\$4,800.00	\$0.00	\$4,800.00
6250 - Sewer Work	\$18,967.93	\$4,166.70	(\$14,801.23)	\$5,000.00	\$5,000.00	\$10,000.00
6255 - Locks & Keys	\$967.74	\$833.30	(\$134.44)	\$1,000.00	\$0.00	\$1,000.00
6260 - Electrical	\$1,664.28	\$400.00	(\$1,264.28)	\$480.00	\$0.00	\$480.00
6285 - Garage Maintenance	\$6,124.89	\$5,000.00	(\$1,124.89)	\$6,000.00	\$0.00	\$6,000.00
6610 - Swimming Pool	\$14,330.66	\$15,000.00	\$669.34	\$15,000.00	\$0.00	\$15,000.00
6620 - Swimming Pool Supplies / Chemicals	\$2,937.73	\$8,000.00	\$5,062.27	\$8,000.00	(\$2,000.00)	\$6,000.00
6630 - Swimming Pool Repairs	\$7,047.10	\$4,000.00	(\$3,047.10)	\$4,000.00	\$0.00	\$4,000.00
6710 - Tennis courts	\$0.00	\$416.70	\$416.70	\$500.00	\$1,000.00	\$1,500.00
Total Building Maintenance	\$35,631.86	\$50,686.64	\$15,054.78	\$69,280.00	\$7,000.00	\$76,280.00
<u>General and Administrative</u>						
6110 - Management Fees	\$44,250.00	\$44,250.00	\$0.00	\$53,100.00	\$0.00	\$53,100.00
6120 - Bank Service Charges	\$468.00	\$300.00	(\$168.00)	\$360.00	\$0.00	\$360.00
6140 - Postage and Delivery	\$1,008.25	\$2,000.00	\$991.75	\$2,400.00	\$0.00	\$2,400.00
6145 - Printing and Copying	\$1,394.40	\$2,000.00	\$605.60	\$2,400.00	\$0.00	\$2,400.00
6148 - Office Supplies	\$0.00	\$416.70	\$416.70	\$500.00	\$0.00	\$500.00
6150 - Legal Fees General	\$7,432.00	\$2,500.00	(\$4,932.00)	\$3,000.00	\$2,000.00	\$5,000.00
6151 - Legal Fees Collections	(\$718.42)	\$833.30	\$1,551.72	\$1,000.00	\$0.00	\$1,000.00
6155 - Audit Tax & Accounting	\$3,300.00	\$2,900.00	(\$400.00)	\$2,900.00	\$0.00	\$2,900.00
6170 - Loan Payments *	\$0.00	\$140,000.00	\$140,000.00	\$168,000.00	\$45,600.00	\$213,600.00

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6198 - Bad Debt	\$0.00	\$1,667.70	\$1,667.70	\$2,000.00	\$0.00	\$2,000.00
6199 - Miscellaneous	\$1,165.00	\$1,500.00	\$335.00	\$1,800.00	\$0.00	\$1,800.00
Total General and Administrative	\$58,299.23	\$198,367.70	\$140,068.47	\$237,460.00	\$47,600.00	\$285,060.00
<u>Grounds and Landscape</u>						
6275 - Light Maintenance	\$1,817.11	\$8,333.30	\$6,516.19	\$10,000.00	\$0.00	\$10,000.00
6310 - Landscape Contract	\$32,896.00	\$35,000.00	\$2,104.00	\$42,000.00	\$0.00	\$42,000.00
6320 - Landscape Other	\$21,744.38	\$5,500.00	(\$16,244.38)	\$6,600.00	\$13,400.00	\$20,000.00
6327 - Tree Maintenance	\$8,108.00	\$25,000.00	\$16,892.00	\$30,000.00	\$0.00	\$30,000.00
6330 - Sprinkler Repairs	\$30,901.80	\$16,666.70	(\$14,235.10)	\$20,000.00	\$0.00	\$20,000.00
6350 - Fence Maintenance	\$2,795.12	\$1,250.00	(\$1,545.12)	\$1,500.00	\$3,500.00	\$5,000.00
6360 - Snow Removal	\$58,733.90	\$43,200.00	(\$15,533.90)	\$72,000.00	\$12,000.00	\$84,000.00
6370 - Streets and sidewalks	\$159.90	\$1,750.00	\$1,590.10	\$2,100.00	\$0.00	\$2,100.00
6380 - Pest Control	\$9,995.00	\$5,000.00	(\$4,995.00)	\$6,000.00	\$2,000.00	\$8,000.00
6381 - Dog Waste Pickup	\$3,871.00	\$6,666.70	\$2,795.70	\$8,000.00	\$0.00	\$8,000.00
6390 - Patrol Services	\$11,775.00	\$16,666.70	\$4,891.70	\$20,000.00	\$0.00	\$20,000.00
Total Grounds and Landscape	\$182,797.27	\$165,033.40	(\$17,763.87)	\$218,200.00	\$30,900.00	\$249,100.00
<u>Insurance and Taxes</u>						
6410 - Property Insurance	\$161,216.87	\$140,000.00	(\$21,216.87)	\$168,000.00	\$0.00	\$168,000.00
6420 - Income Taxes	\$9,847.00	\$20,000.00	\$10,153.00	\$24,000.00	\$0.00	\$24,000.00
Total Insurance and Taxes	\$171,063.87	\$160,000.00	(\$11,063.87)	\$192,000.00	\$0.00	\$192,000.00
<u>Utilities</u>						
6505 - Gas & Electric	\$18,378.89	\$22,858.30	\$4,479.41	\$27,430.00	\$0.00	\$27,430.00
6510 - Water & Sewer	\$208,925.44	\$179,166.70	(\$29,758.74)	\$215,000.00	(\$15,000.00)	\$200,000.00
6520 - Trash Collection	\$32,301.61	\$30,000.00	(\$2,301.61)	\$36,000.00	\$0.00	\$36,000.00
6530 - Cable/Phone/Internet	\$1,986.51	\$1,000.00	(\$986.51)	\$1,200.00	\$600.00	\$1,800.00
Total Utilities	\$261,592.45	\$233,025.00	(\$28,567.45)	\$279,630.00	(\$14,400.00)	\$265,230.00
Total Expense	\$729,448.79	\$818,658.40	\$89,209.61	\$996,570.00	\$71,100.00	\$1,067,670.00
Operating income				11,394.08	(11,394.08)	0.00

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Reserve Income						
<u>Reserve Income</u>						
7010 - Interest Income Reserves	\$8,778.96	\$1,667.70	(\$7,111.26)	\$2,000.00	\$5,000.00	\$7,000.00
7020 - Reserve Transfers	\$138,921.90	\$138,921.90	\$0.00	\$166,706.32	(\$59,705.92)	\$107,000.40
7510 - Reserve - Loan Proceeds *	\$0.00	\$1,083,333.30	\$1,083,333.30	\$1,300,000.00	\$0.00	\$1,300,000.00
Total Reserve Income	\$147,770.86	\$1,223,921.90	\$1,076,151.04	\$168,706.32	\$1,245,294.08	\$1,414,000.40
<u>Reserve Expense</u>						
8010 - Reserve - Patio Fences *	\$0.00	\$33,333.30	\$33,333.30	\$40,000.00	\$0.00	\$40,000.00
8020 - Reserve - Perimeter fences *	\$0.00	\$8,333.30	\$8,333.30	\$10,000.00	\$0.00	\$10,000.00
8035 - Reserve - Water System Valves *	\$0.00	\$141,666.70	\$141,666.70	\$170,000.00	\$0.00	\$170,000.00
8036 - Reserve - Landscaping *	\$53,398.00	\$145,833.30	\$92,435.30	\$175,000.00	\$0.00	\$175,000.00
8041 - Reserve - Sidewalks *	\$0.00	\$12,500.00	\$12,500.00	\$15,000.00	\$0.00	\$15,000.00
8042 - Reserve - Streets *	\$0.00	\$583,333.30	\$583,333.30	\$700,000.00	\$0.00	\$700,000.00
8050 - Reserve - Siding/Painting *	\$965.68	\$0.00	(\$965.68)	\$0.00	\$0.00	\$0.00
8060 - Reserve - Sewer *	\$61,730.00	\$250,000.00	\$188,270.00	\$300,000.00	\$0.00	\$300,000.00
8090 - Reserve - Insurance claim expense *	\$11,025.89	\$0.00	(\$11,025.89)	\$0.00	\$0.00	\$0.00
8099 - Misc Reserve Expense *	\$2,139.00	\$0.00	(\$2,139.00)	\$0.00	\$0.00	\$0.00
Total Reserve Expense	\$129,258.57	\$1,174,999.90	\$1,045,741.33	\$1,410,000.00	\$0.00	\$1,410,000.00
Reserve Net Income	\$18,442.29	(\$91,078.00)	\$109,520.29	(\$1,241,293.68)	\$1,245,294.08	\$4,000.40

*** Lines marked with an asterisk are related to the loan in the amount of \$1,300,000.00. However, loan amount changed to \$2,400,000.00 in July of 2020. ***