Pembrooke HOA 2016 budget analysis

Revenues	Actuals 7/31/2015	Projected 12/31/2015	2015 Budget	2015 **Variance**	2016 Proposed	Proposed Changes
Assessments	$ 93,586.00	$ 160,433.14	$ 160,600.00	$ (166.86)	$ 160,600.00	0
Pool Key Fees	45.00	$ 77.14	-	77.14	-	0
Interest/Late Fee	6,604.00	$ 11,321.14	6,000.00	5,321.14	6,000.00	0
Interest income	43.00	$ 73.71	60.00	13.71	60.00	0
Reserve Interest Income	-	$ -	-	-	-	
Revenue Total	$ 100,278.00	$ 171,905.14	$ 166,660.00	$ 5,245.14	$ 166,660.00	0
Expenses						
Grounds Maintenance						
Lawn Svc Contr	$ 7,900.00	$ 13,542.86	$ 13,000.00	$ (542.86)	$ 14,000.00	1000
Grounds Main Gen	-	$ -	1,000.00	1,000.00	-	-1000
Sprinkler Repairs	642.00	$ 1,100.57	500.00	(600.57)	1,500.00	1000
Water-irrigation	1,025.00	$ 1,757.14	1,000.00	(757.14)	2,000.00	1000
Tree Trimming/Removal	$ -	$ -	1,000.00	1,000.00	1,000.00	0
Electricity	3,140.00	$ 5,382.86	6,000.00	617.14	6,000.00	0
Lake/Waterway Maint	-	$ -	-	-	-	0
Sign Maintenance	243.00	$ 416.57	1,000.00	583.43	1,000.00	0
Sub-total	$ 12,950.00	$ 22,200.00	$ 23,500.00	$ 1,300.00	$ 25,500.00	2000

Pool Maintenance	Actuals 7/31/2015	Projected 12/31/2015	2015 Budget	2015 **Variance**	2016 Proposed	Proposed Changes
Pool Service	$ 2,310.00	$ 3,960.00	$ 5,000.00	$ 1,040.00	$ 5,000.00	0
Pool Water & Sewer	18.00	$ 30.86	2,000.00	1,969.14	100.00	-1900
Pool License	491.00	$ 841.71	1,000.00	158.29	1,000.00	0
Bathouse Cleaning	1,300.00	$ 2,228.57	2,000.00	(228.57)	2,200.00	200
Bathouse Supplies	-	$ -	200.00	200.00	200.00	0
Repairs Pool/Fence	2,268.00	$ 1,650.00	5,000.00	3,350.00	5,000.00	0
Sub-total	$ 6,387.00	$ 8,711.14	$ 15,200.00	$ 6,488.86	$ 13,500.00	-1700

	Actuals 7/31/2015	Projected 12/31/2015	2015 Budget	2015 **Variance**	2016 Proposed	Proposed Changes
Management Fees	$ 9,100.00	$ 15,600.00	$ 16,000.00	$ 400.00	$ 16,000.00	0
Newsletter Expense	-	$ -	500.00	500.00	500.00	0
Postage	280.00	$ 480.00	1,000.00	520.00	500.00	-500
Printing/Copying	401.00	$ 687.43	800.00	112.57	750.00	-50
Accounting	800.00	$ 1,371.43	1,200.00	(171.43)	1,400.00	200
Legal Expense	10,465.00	$ 17,940.00	9,000.00	(8,940.00)	15,000.00	6000
Legal Fee - Reimbursed	(6,041.00)	$ (10,356.00)	(4,000.00)	6,356.00	(11,000.00)	-7000
Insurance	4,841.00	$ 8,298.86	5,000.00	(3,298.86)	8,500.00	3500
Licenses	61.00	$ 104.57	100.00	(4.57)	150.00	50
Security	12,730.00	$ 21,822.86	30,000.00	8,177.14	30,000.00	0
Bank Charges	-	$ -		-		0
Bad Debt Expenses	9,935.00	$ 17,031.43	3,000.00	(14,031.43)	3,000.00	0
Loan Payments	12,532.00	12,532.00	37,000.00	24,468.00	-	-37000
Principal Transfer	-	$ 16,404.00		(16,404.00)		0
Misc Admin Expense	375.00	$ 642.86	500.00	(142.86)	800.00	300
Contingency - non payment	355.00	$ 608.57	18,000.00	17,391.43	18,000.00	0
Subtotal	$ 55,834.00	$ 103,168.00	**$ 118,100.00**	$ 14,932.00	**$ 83,600.00**	-34500

Reserves	Actuals 7/31/2015	Projected 12/31/2015	2015 Budget	2015 **Variance**	2016 Proposed	Proposed Changes
Tennis Court	$ 38.00	$ 65.14	$ -	$ (65.14)	$ -	
Fence/Wall/Pond	225.00	$ 385.71	-	(385.71)	-	
Pool/Cabana	8,108.00	$ 9,000.00	1,900.00	(7,100.00)	2,000.00	100
Landscaping	16,333.00	$ 27,999.43	1,600.00	(26,399.43)	34,000.00	32400
Lighting	15.00	$ 25.71	$ 25.00	(0.71)	$ 1,000.00	975
Irrigation	160.00	$ 274.29	275.00	0.71	1,000.00	725
Reserves Subtotal	$ 24,879.00	**$37,750.29**	**$3,800.00**	$ (33,950.29)	**$ 38,000.00**	34200
Expense Totals	$ 100,050.00	$ 171,829.43	$ 160,600.00	$ (11,229.43)	$ 160,600.00	0
	Actual 7/31/2014	Projected 12/31/2015	FY 2014 Budget	**2015 Variance**	2016 Proposed	Proposed Changes

	Estimated Service Life	Estimated Remaining Life	Projected FY 2015 Replacement Cost	Estimated Year End 2014 Reserve Fund Balance	2015 Replacement Funding Required
Tennis Court	20	17	$ 8,000.00	$ 8,000.00	$ -
Fence/Wall	30	20	46,000.00	46,000.00	$ -
Pool/Cabana	50	12	101,000.00	77,000.00	$ 2,000.00
Landscaping/Retention	20	1	85,000.00	51,000.00	$ 34,000.00
Fountain	30	10	1,500.00	1,575.00	
Holiday Decorations	20	20	500.00	580.00	
Lighting	20	1	1,400.00	400.00	$ 1,000.00
Irrigation	20	1	2,600.00	1,600.00	$ 1,000.00
Sub-total					$ 38,000.00