

BRIEF 2023 Budget Performance Summary

2023 Budget	\$86,538
Actual expenses.	(\$83,397)
Savings:	3,141

Summary savings:

70100 Admin all filings Saved \$3,213
Legal overages offset by saving over \$9,000 in management co fees by not having a management company.

70200 Operating costs all filings
Saved \$4,076 in maintenance costs in various accounts.

9000 Capital Reserves - Spent \$7,336
Leaving \$29,551 going into 2024

DETAILED HOA Treasurer's Notes for 12/31/23 Financial Reports

1. Balance Sheet

- a. 11000 Accounts Receivable \$0
 - i. All 2023 HOA Dues have been collected.
- b. 34000 Art & Blooms 2023 \$1,675.00
 - i. Funds to provide for some extra landscaping to be determined by the Landscape Committee
- c. 35000 Filing 2 Resid Acct 2022 \$361.14
 - i. Funds remaining from a "pass thru" fund from a closed bank account left over from pre-HOA Filing 2 funds, the balance of which were used in 2022 for improvements in Filing 2.
- d. 10300 – Capital Reserve \$29,448.83 = Total 30000 Bd Desig for Future Reps
 - i. Interest earned on 10300 each month is transferred to 30040 Infrastructure Reserve

2. Profit & Loss Budget vs. Actual

- a. 40000 – Income
 - i. Annual Assessments came in within \$539.29 of 2023 Budget.
 - ii. Interest Income has produced a sizable amount in excess of Budget in the Operating and Capital Reserve Accounts, and that earned by the Capital Reserve account is transferred to 90040 – Infrastructure Reserve
- b. 70000 - Expenses
 - i. 70105 - Accounting: already overspent, \$2,630.60 vs Budget of \$1,100.
 1. \$356.25 was paid in January for end of 2022 accounting expenses.
 2. CPA Compilation Report \$1,200 paid in January.
 3. Filing 2022 Corporate Tax Return \$250 paid in January.
 4. Other Accounting and Bookkeeping Consultations \$712.50
 5. \$111.85 Annual QuickBooks fee (for Nov & Dec only)
 6. The budgeted \$1,100 figure was a projected "bare bones" amount in the 2023 Budget, and there will be further accounting expenses in 2023.
 - ii. 70110 - Christmas Supplies: \$68.44, to take advantage of sales, items were purchased to refurbish the Christmas wreaths at entrances to the Seasons.
 - iii. 70115 – Storage: \$1,430: One month \$110 was paid ahead of the full year rental charge, the latter of which will result in an extra month free in 2024.
 - iv. 70120 – Flag Display: Mistakenly, the flags at the entrance of High Tiara had not been paid in recent years (the fee now is \$40 per flag on either side of our HOA entrances) so \$160 was paid this year (for through July 2024).
 - v. 70130 - Legal: already overspent, \$9,625 vs Budget of \$5,000.
 1. Because of issues related to a legal demand for HOA records by a HOA property owner, as well as the need to have HOA policies reviewed, and research/opinions related to replacing South Bradway fences, legal expenses have gone well over budget already.

- vi. 70135 – Management: \$2,130: budgeted account of \$12,000 will result in an excess over \$9,000 this year since there was a mutual decision between the HOA Board and the CIC Property Manager to part company, and the Board is not replacing that function. These excess funds will offset the excessive Accounting and Legal Expenses this year, as well as any other expenses that lead to further over-budget items.
- vii. 70140 – Meeting Expenses: \$1,085.80 vs Budget of \$450 due to expenses related printing reports and forms for Quarterly and Annual Meetings
- viii. 70145 – Postage and Copies \$498.31 vs Budget of \$400 due to sending out reports and forms for Quarterly and Annual Meetings
- ix. 70155 – Website: \$778.40 vs Budget of \$500 due to costs of upgrades
- x. 70210 – Electricity – Entryway \$344.15 vs Budget of \$250 due to excess electricity required for holiday lighting
- xi. 70220 – Sign Maintenance: \$195.59 vs Budget of \$150 when two replacements were purchased for path between Snow Mesa Ct and Shadow Rock Ct (Tiara Wash Trail)
- xii. 70410.1 – T&M Common Area of the Small System Irrigation: \$1,659.16 vs Budget of \$600. Two breaks in the main line had to be repaired in August and September which ran the expense (with an additional expense in Oct) \$1,059.16 over budget. Such breaks will likely continue with age and tree root growth, so more will need to be budgeted on this line in 2024
- xiii. 70515.2 – T&M (Berm 6, Filing 5, Pond): had expenses \$291.75 over budget caused by a pump failure in May and replacement costs, although \$1,212.16 more was paid from 90020 Pump Replacement (LS) in the Capital Projects line.
- xiv. 70515.3 – T&M (Filing 4): \$2,122.62 vs \$1,500 budgeted, had expenses \$622.62 over budget caused in part by fungicide and spurge control applications to the 4CY lawns These overages will need to be considered with the 2024 budget in a proposed new line item for 4CY “lawn pests.”

c. 90000 - Capital Projects

- i. It is to be noted that in November a number of adjustments were introduced to bring these 90000 Accounts into agreement with the 30000 Equity Accounts (in the November Balance Sheet) so that the 2023 Budget items are now “in sync.”
- ii. 90020 – Pump Replacement (LS):
 - 1. \$1,212.16 - Existing pump failed in May and had to be replaced immediately.
 - 2. Failed pump was repaired in July at a reasonable cost which would assure a backup pump was on hand if needed in the future.
- iii. 90040 - Infrastructure:
 - 1. \$857.25 was paid the emergency pumping water out of pump house pit to avoid damage to irrigation equipment for the Large System.
 - 2. \$2,008.50 was paid for cleaning out sediment in pipe feeding ditch water for Small System.
 - 3. \$1,103.96 was paid in September for the Small System mainline break under the pine trees area.
- iv. 90060 - Pond Dredging: this includes \$3,590.10 transferred from excess left after completion of the 90090 - Pump House Construction..
- v. 90070 - Landscape Improvements:
 - 1. \$2,154.34 was the cost for "refreshing" the Seasons entrance street center planter in March.

Jim Lauer
 (With help from Sheron Currie-Mills)