

The Seasons at Tiara Rado Homeowners' Association  
**Profit & Loss Budget vs. Actual**  
 January through September 2023

75% of Budget Year  
 25% of Year Remaining (Formula for projections TO YEAR END: CC\*3/12 or best estimate)  
 Cash Basis

(DRAFT #7) 10/25/23	Jan - Sep 23	2023 Budget	\$ Over Budget (Neg if Under Pos if Over)	% of Budget	Estimated Gain/Spend More by End 2023	End 2023 Estimates	2023 Budget	DRAFT 2024 Budget	Comments/Rational
	<b>Income</b>								
40000 - Income									
40100 - Assessment - Annual	86,893.39	86,536.91	356.48	100.41%	0.00	86,893.39	86,536.91	90,769.98	
40200 - Interest Income		10.00	-354.10	-3,541.0%	-88.53	-442.63	10.00	400.00	
40210 Oper Acct Interest	232.22	0.00	232.22						
40220 Cap Res Acct Interest	130.50	0.00	130.50						
40230 Check Acct Interest	1.38	0.00	1.38						
40300 - Late Fees	6.18	0.00			0.00	6.18	0.00	0.00	
40400 - Fines								0.00	
40450 - Status Letter Fees								400.00	Treasurer bills Title Co \$100
40500 - Other Income		0.00			0.00	0.00	0.00		
40550 - Social Donations Fund									To accept donations in 2024
<b>Total 40000 - Income</b>	<b>87,263.67</b>	<b>86,546.91</b>	<b>716.76</b>	<b>100.83%</b>	<b>0.00</b>	<b>86,456.95</b>	<b>86,546.91</b>	<b>91,569.98</b>	
<b>Total Income</b>	<b>87,263.67</b>	<b>86,546.91</b>	<b>716.76</b>	<b>100.83%</b>	<b>0.00</b>	<b>86,456.95</b>	<b>86,546.91</b>	<b>91,569.98</b>	
<b>Expense</b>									
70000 - Expenses									
70100 - Admin - All Filings									
70105 - Accounting	2,331.25	1,100.00	1,231.25	211.93%	307.81	2,639.06	1,100.00	2,500.00	
70110 - Christmas Supplies	68.44	0.00	68.44	100.0%	17.11	85.55	0.00	100.00	
70115 - Storage	1,430.00	1,320.00	110.00	108.33%	27.50	1,457.50	1,320.00	1,500.00	
70120 - Flag Display	160.00	70.00	90.00	228.57%	22.50	182.50	70.00	160.00	
70125 - Insurance	1,726.93	2,100.00	-373.07	82.24%	-93.27	1,633.66	2,100.00	2,000.00	
70130 - Legal	5,740.00	5,000.00	740.00	114.8%	185.00	5,925.00	5,000.00	7,500.00	
70135 - Management								0.00	
70135.5 Lien Recording Fee								0.00	
70135 - Management - Other		12,000.00	-12,000.00	0.0%	-3,000.00	-3,000.00	12,000.00	0.00	
<b>Total 70135 - Management</b>	<b>2,130.00</b>	<b>12,000.00</b>	<b>-9,870.00</b>	<b>17.75%</b>	<b>-2,467.50</b>	<b>-337.50</b>	<b>12,000.00</b>	<b>0.00</b>	
70140 - Meeting Expenses	357.88	450.00	-92.12	79.53%	-23.03	334.85	450.00	500.00	
70145 - Postage and Copies	49.45	400.00	-350.55	12.36%	-87.64	-38.19	400.00	400.00	
70150 - Supplies	266.85	750.00	-483.15	35.58%	-120.79	146.06	750.00	500.00	
70155 - Website	454.00	500.00	-46.00	90.8%	-11.50	442.50	500.00	1,300.00	
70160 - Contingency Fund								3,000.00	
<b>Total 70100 - Admin - All Filings</b>	<b>14,714.80</b>	<b>23,690.00</b>	<b>-8,975.20</b>	<b>62.11%</b>	<b>-2,243.80</b>	<b>12,471.00</b>	<b>23,690.00</b>	<b>19,460.00</b>	
70200 Oper Costs - All Filings									
70201 - Garden Tour 2021	0.00								
70202 - Art & Blooms Show 2023	0.00								
70205 - Comm Landscape Maint									
70205.1 - Contract - Master	13,710.00	20,565.40	-6,855.40	66.67%	6,855.00	10,075.19	20,565.40	20,565.40	
70205.2 - T & M - Master	3,220.19	5,000.00	-1,779.81	64.4%	536.70	17,466.89	5,000.00	5,000.00	
70205.3 - Tree Services								4,000.00	
<b>Total 70205 - Comm Landscape Maint</b>	<b>16,930.19</b>	<b>25,565.40</b>	<b>-8,635.21</b>	<b>66.22%</b>	<b>7,391.70</b>	<b>24,321.89</b>	<b>25,565.40</b>	<b>29,565.40</b>	
70210 - Electricity - Entryway	175.13	250.00	-74.87	70.05%	43.78	218.91	250.00	250.00	
70215 - Electricity - High tiara	112.82	160.00	-47.18	70.51%	28.21	141.03	160.00	160.00	
70220 - Sign Maintenance	195.59	150.00	45.59	130.39%	0.00	195.59	150.00	150.00	
70225 - Fence Painting	0.00	200.00	-200.00	0.0%	0.00	0.00	200.00	200.00	
70230 - Fence Repair	0.00	400.00	-400.00	0.0%	0.00	0.00	400.00	400.00	
70235 - Irrig Assess High Tiara	0.00	150.00	-150.00	0.0%	150.00	150.00	150.00	200.00	(Billed in Dec. 2022, New)
70240 - Pond Maintenance									
70240.2 - T & M	269.41	500.00	-230.59	53.88%	67.35	336.76	500.00	550.00	
<b>Total 70240 - Pond Maintenance</b>	<b>269.41</b>	<b>500.00</b>	<b>-230.59</b>	<b>53.88%</b>	<b>67.35</b>	<b>336.76</b>	<b>500.00</b>	<b>550.00</b>	
70245 - Redlands 14 Water Shares	2,940.00	3,000.00	-60.00	98.0%	735.00	3,675.00	3,000.00	3,000.00	
70255 - Irr. Chcks.Comm-Contract	1,277.40	1,916.80	-639.40	66.64%	638.70	1,916.10	1,916.80	1,916.80	
<b>Total 70200 Oper Costs - All Filings</b>	<b>21,900.54</b>	<b>32,292.20</b>	<b>-10,391.66</b>	<b>67.82%</b>	<b>9,054.74</b>	<b>30,955.28</b>	<b>32,292.20</b>	<b>36,392.20</b>	
<b>Total 70000 - Expenses (Admin + Oper)</b>	<b>36,615.34</b>	<b>55,982.20</b>	<b>-19,366.86</b>	<b>65.41%</b>	<b>6,810.94</b>	<b>43,426.28</b>	<b>55,982.20</b>	<b>55,852.20</b>	

Income									
40000 - Income									
	Jan - Sep 23	2023 Budget	\$ Over Budget (Neg if Under Pos if Over)	% of Budget	Estimated Gain/Spend More by End 2023	End 2023 Estimates	2023 Budget	DRAFT 2024 Budget	Comments/Rational
<b>70300 - Oper. Costs Filing 4 CY</b>									
70305 - Turf & Irrigation									
70305.1 - Contract	6,301.32	9,452.80	-3,151.48	66.66%	2,635.86	8,937.18	9,452.80	9,452.80	
70305.2 - Lawn Pest Control - T & M								750.00	
Total 70305 - Turf & Irrigation	6,301.32	9,452.80	-3,151.48	66.66%	2,635.86	8,937.18	9,452.80	10,202.80	
Total 70300 - Oper. Costs Filing 4 CY	6,301.32	9,452.80	-3,151.48	66.66%	2,635.86	8,937.18	9,452.80	10,202.80	
<b>70350 - Irrig. Costs Filing 1 (9 Properties)</b>									
70355- Irrigation R & M									
70355.1 - Contract System Chks	671.34	1,007.00	-335.66		335.67		1,007.00	1,007.00	
70355.2 - T & M Repair Fund	161.79	748.00	-586.21		40.45		748.00	586.21	
Total 70350 - Irrig. Costs Filing 1 (9 Properties)	833.13	1,755.00	-921.87		376.12		1,755.00	1,593.21	
<b>70400 - Irrig Small System (SS)</b>									
70405 - Electricity - SS Pump	304.03	350.00	-45.97	86.87%	76.01	380.04	350.00	350.00	
70410 - Irrigation R & M									
70410.1 - T & M Common Area	1,482.34	600.00	882.34	247.06%	370.59	1,852.93		1,200.00	
70410.2 - T & M Filing 3 (HOA covers)								0.00	
Total 70410 - Irrigation R & M	1,482.34	600.00	882.34	247.06%	370.59	1,852.93	600.00	1,200.00	
70415 - Start Up / Shut Down	784.02	1,176.00	-391.98	66.67%	392.01	1,176.03	1,176.00	1,176.00	
Total 70400 - Irrig Small System (SS)	2,570.39	2,126.00	444.39	120.9%	838.60	3,408.99	2,126.00	2,726.00	
<b>70500 - Irrig Large System (LS)</b>									
70505 - Electricity - LS Pump	1,802.21	2,500.00	-697.79	72.09%	450.55	2,252.76	2,500.00	2,500.00	
70510 -Electricity Berm 6 Contr	120.24	150.00	-29.76	80.16%	30.06	150.30	150.00	150.00	
70515 - Irrigation R & M									
70515.1 - Contract	1,166.64	1,750.00	-583.36	66.67%	583.32	1,749.96	1,750.00	1,750.00	
70515.2 - T & M (Brm 4&6, Cust 4, Fil 5, Pnd)	1,791.75	1,500.00	291.75	119.45%	447.94	2,239.69	1,500.00	1,000.00	
70515.3 - T & M (Filing 4CY)	1,827.24	1,500.00	327.24	121.82%	456.81	2,284.05	1,500.00	2,000.00	
Total 70515 - Irrigation R & M	4,785.63	4,750.00	35.63	100.75%	1,488.07	6,273.70	4,750.00	4,750.00	
70520 - Start Up / Shut Down	1,903.32	2,855.00	-951.68	66.67%	951.66	2,854.98	2,855.00	2,855.00	
Total 70500 - Irrig Large System (LS)	8,611.40	10,255.00	-1,643.60	83.97%	2,920.34	11,531.74	10,255.00	10,255.00	
<b>70600 - Irrigation - Filing 7</b>									
70605 - Electricity -Fil 7 Pump	140.54	200.00	-59.46	70.27%	35.14	175.68	200.00	200.00	
70610 - Irrigation R & M									
70610.2 - T & M	0.00	200.00	-200.00	0.0%	0.00	0.00	200.00	200.00	
Total 70610 - Irrigation R & M	0.00	200.00	-200.00	0.0%	0.00	0.00	200.00	200.00	
70615 - Start Up / Shut Down	111.96	167.96	-56.00	66.66%	55.98	167.94	167.96	167.96	
Total 70600 - Irrigation - Filing 7	252.50	567.96	-315.46	44.46%	91.12	343.62	567.96	567.96	
80000 Dues Contrib. to Cap Res	6,400.00	6,400.00	0.00	100.0%	0.00	6,400.00	6,400.00	10,000.00	
<b>Total Expense (Admin + Oper + 4CY Oper &amp; SS + LS + F7 Irrig)</b>	<b>61,584.08</b>	<b>86,538.96</b>	<b>-24,954.88</b>	<b>71.16%</b>	<b>13,672.97</b>	<b>75,257.05</b>	<b>86,538.96</b>	<b>91,197.17</b>	
<b>Net Income (Excluding Capital Projects)</b>	<b>25,679.59</b>	<b>7.95</b>	<b>25,671.64</b>			<b>11,199.89</b>	<b>7.95</b>	<b>372.81</b>	
<b>90000 Capital Projects</b>									Adding \$10,000 from #80000
90010 - Pump Replacement (SS)	0.00	3,000.00	-3,000.00	0.0%	0.00	-3,000.00	3,000.00	3,000.00	(for 3 pumps)
90020 - Pump Replacement (LS)	1,212.16	3,000.00	-1,787.84	40.41%	0.00	-1,787.84	3,000.00	1,787.84	+ \$1,500 = \$7,287.84
90030 - Pump Replacement (7)	0.00	1,000.00	-1,000.00	0.0%	0.00	-1,000.00	1,000.00	1,000.00	
90040 - Infrastructure	3,969.71	7,273.71	-3,304.00	54.58%	0.00	-3,304.00	7,273.71	3,304.00	+ \$7,090.10 = \$10,394.10
90050 - Pond Landscape	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.00	
90060 - Pond Dredging	0.00	2,000.00	-2,000.00	0.0%	0.00	-5,590.10	5,590.10	5,590.10	+ \$1,409.90 = \$7,000.00
90070 - Landscape Improvements	2,154.34	5,821.00	-3,666.66	37.01%	0.00	-3,666.66	5,821.00	3,666.66	
90080 - Fence Repair & Paint	0.00	11,950.00	-11,950.00	0.0%	0.00	-11,950.00	11,950.00	11,950.00	
90090 - Pump House Construct	0.00	3,590.10	-3,590.10	0.0%	0.00	0.00	0.00		
90100 - Legal Fund Reserve	0.00	0.00	0.00	0.0%	0.00	0.00	0.00		
<b>Total 90000 Capital Projects</b>	<b>\$7,336.21</b>	<b>\$37,634.81</b>	<b>-\$30,298.60</b>	<b>\$0.19</b>	<b>\$0.00</b>	<b>-\$30,298.60</b>	<b>\$37,634.81</b>	<b>\$30,298.60</b>	<b>\$40,298.60</b>