

**Windrift Homeowner Association
2021 and 2022 Income and Expenses
2023 Budget**

	Actual 2021	Budget 2022	PROJECTED 2022	Variance 2022 Projected versus Budget	Budget 2023	
Income						
Bank Interest	245	200	513	313	200	
Dues Income						
Utilities	66,041	66,000	66,000	0	66,000	
Cable/Internet (internet added in 2019)	24,000	24,000	24,000	0	24,000	
Unit Dues	108,000	108,000	108,000	0	108,000	
Total Dues Income	198,041	198,000	198,513	313	198,000	
Reserve Fund (approx \$50/mth per unit)	19,200	19,200	19,200	0	19,200	
Late Fees	150	0	100	100	0	
Other Income (fines, keys, returned check)	112	0	24	24	0	
Chimney Cleaning Reimbursement	673	400	400	0	400	
Trash Collection Fee Increased by \$640 in 2021	1,279	2,000	1,280	-720	1,280	
Transfer Fees	5,380	500	0	-500	1,500	
Total Income	225,080	220,300	220,030	-470	220,580	
Expense						
Bank Service Charge (returned checks)	24	0	24	0	0	
Copying	0	15	0	-15	15	
Insurance						
Commercial Package (includes D&O)	10,095	10,100	9,336	-764	10,100	
Earthquake/Flood	5,085	4,300	5,743	1,443	5,800	
Flood Insurance for Bldg 4	7,467	7,600	8,180	580	8,180	
Umbrella Policy	656	700	691	-9	700	
Total Insurance	23,303	22,700	23,950	1,250	24,780	
Key Copying	0	12	0	-12	12	
Landscape						
Landscape Contract (6 months/year May-October)	8,712	8,712	10,020	1,308	10,020	2022 - increase in monthly landscaping maint cost
Landscape Sprinklers Repairs	0	750	0	-750	750	
Misc Landscaping (Fertilizing,aeration,mulch,weeding)	3,908	4,000	2,158	-1,842	2,500	
Tree Trimming	2,800	3,000	3,000	0	3,000	
Tree Spraying	1,428	3,000	3,390	390	3,400	
Total Landscape	16,848	19,462	18,568	-894	19,670	
Licenses and Permits	10	10	10	0	10	
Maintenance & Repair						
Common Area Cleaning	1,230	2,200	1,800	-400	2,200	sweep entrances once a month
Chimney Sweep	773	400	800	400	400	
Deck Maintenance	50	100	0	-100	100	

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	2021	2022	2022	Projected	2023	
				versus Budget		
Electrical	0	600	0	-600	600	
Exterminate	1,250	400	378	-22	400	
Fire Sprinkler	2,164	4,000	6,800	2,800	4,000	2022 - fire sprinkler pipe leak in unit 21
Gutters	0	500	2,330	1,830	1,000	2022 - additional gutters back of building 4 & 5
Heat Tape	225	500	6,068	5,568	2,000	2022 - additional and replace old heat tape back of building 5, new heat tape front of building 4
Interior Work	0	1,000	420	-580	1,000	
Miscellaneous	2,182	500	0	-500	500	2021 - purchase and install new unit numbers
Painting	0	500	0	-500	0	Done using Reserve Funds
Plumbing (sump pumps)	240	2,000	1,100	-900	1,500	2021 - replace sump pump unit 12, timers units 21&22, 2022 - replace sump pumps units 11 and 17
Roof	0	600	0	-600	600	
Siding /Exterior Bldg Repair	520	200	0	-200	200	
Signs	218	50	225	175	150	
Tennis Court	90	300	0	-300	300	
Total Maintenance & Repair	8,942	13,850	19,696	5,846	14,950	
Management Fees						
After Hours Response	3,000	3,000	3,010	10	3,600	
Property Management	10,800	12,000	12,000	0	12,000	
Total Management Fees	13,800	15,000	15,010	10	15,600	
Miscellaneous (record lien, etc.)	29	300	10	-290	300	
Office Supplies	0	20	56	36	20	Changed Banks for Reserve Account
Pool						
Pool Maintenance (replace pool heater - 2019)	857	750	302	-448	750	2021-leak detection test, repair flow meter
Monthly Pool Maintenance	2,600	2,200	3,450	1,250	3,450	
Pool Chemicals	601	620	849	229	620	
Questar gas	1,296	1,200	1,080	-120	1,100	
Total Pool	5,354	4,770	5,681	911	5,920	
Postage and Delivery	200	170	222	52	222	PO Box \$198
Professional Fees						
Accounting	200	250	250	0	250	
Legal	0	500	0	-500	500	
Total Professional Fees	200	750	250	-500	750	
Reserve Fund Contribution	33,500	33,500	33,500	0	33,500	
Reserve Study	0	1,500	0	-1,500	1,500	
Snow Removal						
Backhoe Work	0	800	0	-800	800	
Ice Melt	1,087	2,000	900	-1,100	1,500	
Snow Plowing Contract (Jan-April,Nov-Dec, 6 months/year)	9,570	9,570	9,570	0	9,570	2021 - monthly snow removal cost increase going forward
Snow Removal from Roof	0	1,000	1,060	60	1,000	

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					Variance 2022	
	Actual	Budget	PROJECTED	Projected	Budget	
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Total Snow Removal	10,657	13,370	11,530	-1,840	12,870	
Transfer Fee Work	1,500	500	1,000	0	500	
Trash Collection Fee (Summit County)	1,920	1,920	1,920	0	1,920	
Utilities						
Cable (includes Internet beginning in 2019)	25,210	24,500	26,352	1,852	27,500	
Electric	8,903	9,000	8,700	-300	9,000	
Sewer	15,108	15,500	15,286	-214	15,500	
Water	38,272	40,000	41,781	1,781	42,000	
Total Utilities	87,493	89,000	92,119	3,119	94,000	
Website	209	250	170	-80	250	
Total Expense	203,989	217,099	223,716	6,617	226,789	
Net Income	21,091	3,201	-3,686	-7,087	-6,209	