

HARDER HALL RESORT CLUB LAKESIDE I CONDO. ASSOC., INC.						
2020 APPROVED OPERATING & RESERVE BUDGET-PER BUILDING-REDUCED RESERVES						
January 1, 2020 through December 31, 2020						
DESCRIPTION	ACCT #	2019	2018	2020	Per Unit Share	Description
		APPROVED	AUDIT	APPROVED		
OWNER ASSESSMENTS:				PER BLDG		
OPERATING SHARE :		358756	365185	404378	566.36	Annual Operating Assessment Per Bldg
RESERVES-BUILDING (HH1)		55000	55000	30000	42.02	Annual Reserve Expense-Building
RESERVES-1/2 OF COMMON (HH1)		3094	3094	2000	2.80	Annual Reserve-Common (1/2 of Total)
TAXES : AD-VALOREM		16000	14889	12000	16.81	Estimated Property Tax Payable in 2020
TAXES : NON AD-VALOREM		1000	1000	500	0.70	Estimated Tangible Tax Payable in 2020
MISC. INCOME CREDIT		-14020	-23649	-21020	-29.44	Annual Misc Income Credit
SUBTOTAL OWNER INCOME		419830	415519	427858	599.24	TOTAL Annual Payment Due * estimated
**BUDGET IS BASED ON 14 UNITS/51 TIME PERIODS=714 TOTAL UNIT WEEKS						
MISC. INCOME						
INTEREST INCOME	4302	20	16	20	0.03	Estimated- Late Payments/Bank Interest
UNIT SALES	4303	1500	681	1000	1.40	Gross sales amount less cost of sale
UNIT RENTALS (ASSOC)& OWNER FEES	4304	11000	20559	18000	25.21	Rental of Unsold Units; Admin Reimb Owner Rentals
OTHER MISC:TELE/FAX/DVD/LATE FEES	4306	1500	2393	2000	2.80	Misc. Administrative charges & fees
SUBTOTAL INCOME:		14020	23649	21020	29.44	
EXPENSES:						
ADMINISTRATION OF ASSOC.	6100					
ADMIN PAYROLL	6101	54650	56909	61000	85.43	Manager, Check-In, Reservations, Bookkeeping
ANNUAL & B.O.D. MEETINGS	6102	2250	1650	1750	2.45	Auto Rent; Travel Reimbursement
BAD DEBT / UNCOLLECTABLE	6104/6125	130000	142741	156000	218.49	Bad Debt-Write Off; Uncollected 2019; Unsold
BANK/CR. CARD FEES	6105	4000	3597	4500	6.30	Service Chg; Checks; Merchant Fees
CONTINGENCY	6107	500	250	500	0.70	Unexpected Exp.
DEPRECIATION	6123	600	476	500	0.70	Based on prior year audit
FEES PAYABLE TO DIVISION	6108	1428	1428	1428	2.00	\$2.00 Per Unit Week
EQUIP REPAIR;MAINT. / RENT	6109/6119	2500	2992	3000	4.20	Copier Lease/Maint;Web Host;Tele; Wireless
LICENSES, DUES, SUBSCR.	6111	2000	1160	1200	1.68	Pool/Spa permits; Chamber; Drug Program, Corp
OFFICE EXPENSE/SUPPLIES	6113	6000	6726	6500	9.10	Supplies; Security Monitoring; computer support
POSTAGE	6114	1000	1187	1300	1.82	Newsletters; Notices; Correspondence
PRINTING	6115	1000	768	1000	1.40	Newsletters, Notices, Letterhead, Envelopes
PROFESSIONAL FEES/AUDIT	6116	7500	7853	6500	9.10	Audit/Attorney/CPA/Misc. Professional Fees
RECREATION EXPENSE/SUPPLIES	6118	900	1647	1750	2.45	Socials;Equipment;Rec Supplies
SUBTOTAL ADMIN:		214328	229384	246928	345.84	
UTILITIES:	6200					
CABLE TV	6201	7200	6398	7200	10.08	14 Villas Digital Service
ELECTRIC/WATER/SEWER/TRASH/FUEL	6202	32500	34578	36000	50.42	14 Villas; Laundry; Pool; Exterior Lighting
TELEPHONE	6205	2750	3131	3450	4.83	14 Villas;Includes 1/2 Office; Fax; Internet
SUBTOTAL UTILITIES		42450	44107	46650	65.34	
GROUNDS MAINT.	6300					
LANDSCAPE/IRRIGATION	6303	9000	10185	9000	12.61	Mowing,fertilizer; mulch; irrigation
PEST CONTROL	6305	2750	2102	3250	4.55	Contract-Qrtly: Interiors, Lawn, Common Area
POOL MAINT/SUPPLIES/REPAIR	6306	3250	2681	3250	4.55	Contract (3 days) for Pool/Spa; heater maint.
SUBTOTAL GROUNDS		15000	14968	15500	21.71	
BLDG/ COMMON AREA MAINT.	6400					
APPLIANCE REPAIRS	6401	500	137	500	0.70	Appliance Repairs;Maint Parts
AIR CONDITIONING SERVICE/REPAIR	6402	2000	2740	2000	2.80	Contract-Air Conditioning Qrtly maint & repairs
BLDG REPAIRS/MAINT. SUPPLIES	6404	2750	5423	4500	6.30	General maintenance supplies
MAINTENANCE SALARIES	6407	21500	20680	22000	30.81	1 Full, 2 Part-Time
SUBTOTAL BLDG COMM		26750	28980	29000	40.62	
GUEST / HOUSEKEEPING SERV:	6500					
CLEANING/LAUNDRY SUPPLIES	6501	2500	3875	3000	4.20	Chemicals/Supplies/Laundry Det.
HOUSEWARES/LINENS/WELCOME PKG	6502	7228	7133	7300	10.22	Welcome bag supplies; Replacement of hswrs
HOUSEKEEPING PAYROLL	6503	22500	24945	26000	36.41	2 Full; 1 Part-Time
OUTSIDE CONTRACTORS	6506	3000	3125	3000	4.20	Cleaning Service;Carpet/Furniture Cleaning
SUBTOTAL GUEST / HSKPG		35228	39078	39300	55.04	
PAYROLL EXPENSE:	6560					
PAYROLL TAXES	6561	9000	9200	10000	14.01	Applicable Payroll Taxes
SUBTOTAL PAYROLL EXP		9000	9200	10000	14.01	
INSURANCE:						
INSURANCE PACKAGE	6600	11000	10496	11000	15.41	Building; Contents; Liability; D&O; Umbrella
WORKER'S COMP	6660	5000	4561	6000	8.40	Worker's Comp premiums
SUBTOTAL INSURANCE		16000	15057	17000	23.81	
PRIOR YEAR DEFICIT FUNDING	N/A	0	0	0	0.00	
		358756	380774	404378	566.36	TOTAL OPERATING EXPENSE
TAXES:						
TANGIBLE: NON AD-VALOREM	6700	1000	500	500	0.70	Personal Property: 14 Villas; Office1/2;Fire fees
REAL ESTATE: AD-VALOREM	6702	16000	15389	12000	16.81	Property Taxes:14 Villas; 1/2 Office/Amenity
PRIOR YEAR ADJUSTMENT	6703	0	0	0		
SUBTOTAL TAXES:		17000	15889	12500	17.51	TOTAL TAXES
OPERATING CAPITAL		0	0	0	0.00	
RENT FOR RECREATIONAL/OTHER		0	0	0	0.00	
TOTAL EXPENSES:		375756	396663	416878	583.86	TOTAL OPERATING EXPENSE PLUS TAXES
ASSESSMENTS ARE BASED ON SQUARE FOOTAGE PERCENTAGES. THE AMOUNT REPRESENTED IS AN ESTIMATE FOR A STANDARD ONE BEDROOM/ONE BA						
*IT IS ESTIMATED THAT A STUDIO WILL BE \$30 LESS AND 2 BEDROOM/2 BATHS WILL BE \$40 MORE THAN THE ONE BEDROOM STANDARD UNIT. THERE ARE						
NO LEASED RECREATION OR OTHER FACILITIES.THERE ARE NO OTHER ADDITIONAL EXPENSES FOR A UNIT OWNER-UNLESS A SPECIAL ASSESSMENT						

2020 RESERVE DETAIL: HARDER HALL 1 & 2-APPROVED-PARTIALLY FUNDED												
(Membership voted to reduce reserve funding at the annual Membership Meeting 11/7/19)												
(D) COMMON:	Est.	Est. Current	Fund Bal	Funded	Total	Est.	Est. Bal as	Additional	Remain.	2020	HH1	HH2
	Useful	Rep Cost	1/1/2019	in 2019	Avail '19	exp	of 12/31/19	Res Req.	Life (est)	Funding	SHARE	SHARE
	Life					2019				Rqmt		
Paving	10	8,000	-46,631	1,000	-45,631		-45,631	53,631	10	5,363		
Pool Area	15	40,000	13,994	2,000	15,994		15,994	24,006	9	2,667	1,000	1,000
Pool Area Heaters	10	30,000		2,000	2,000		2,000	28,000	4	7,000	1,000	1,000
Painting-Clubhouse	5	6,000	1,258		1,258		1,258	4,742	4	1,186		
Dock Replacement	30	25,000	-3,141	1,188	-1,953	5000	-6,953	31,953	22	1,452		
Roof-Office & Pool	20	30,800	10,265		10,265		10,265	20,535	8	2,567		
Furn/Fixtures-Club	5	10,000			0		0	10,000	2	5,000		
TOTAL HH1 & HH2		149,800	-24,255	6,188	-18,067	5,000	-23,067	172,867		25,235	2,000	2,000
(E) HARDER HALL 1:												
	Est.	Est. Current	Fund Bal	Funded	Total	Est.	Est. Bal as	Additional	Remain.	2020	20 Contr	
	Useful	Rep Cost	1/1/2019	in 2019	Avail '19	exp	of 12/31/19	Res Req.	Life (est)	Funding		
	Life					2019				Rqmt		
Roof	20	45,000	10,025		10,025		10,025	34,975	7	4,996		
Building Painting	10	12,500	-23,776	11,082	-12,694	40000	-52,694	65,194	10	6,519		
Furniture/Fixtures	10	168,000	46,444	37,768	84,212	15000	69,212	98,788	1	98,788	30,000	
Paving	10	10,000	-4,956	6,150	1,194	1200	-6	10,006	12	834		
TOTALS:		235,500	27,737	55,000	82,737	56200	26,537	208,963		111,138	30,000	HH1
(E) HARDER HALL 2:												
	Est.	Est. Current	Fund Bal	Funded	Total	Est.	Est. Bal as	Additional	Remain.	2020	20 Contr	
	Useful	Rep Cost	1/1/2019	in 2019	Avail '19	exp	of 12/31/19	Res Req.	Life (est)	Funding		
	Life					2019				Rqmt		
Roof	20	45,000	11,179		11,179		11,179	33,821	7	4,832		
Building Painting	10	12,500	-28,351	11,082	-17,269	10000	-27,269	39,769	10	3,977		
Furniture/Fixtures	10	168,000	74,810	37,768	112,578	15000	97,578	70,422	1	70,422	30,000	
Paving	10	10,000	-6,618	6,150	-468	1200	-1,668	11,668	12	972		
TOTALS:		235,500	51,020	55,000	106,020	26200	79,820	155,680		80,203	30,000	HH2

