



2022 BUSINESS PLAN - BY ACCOUNT

DESCRIPTION	2018 ACTUAL	2019 ACTUAL	2020 ACTUAL	2021 PLAN	2022 PLAN	ASSESSMENT Per Manor Per Month		
						2021	2022	Change
REVENUES								
Non-Assessment Revenues								
Fees and Charges to Residents	\$977,604	\$1,087,533	\$401,033	\$674,156	\$960,396	\$9.21	\$13.12	(\$3.91)
Miscellaneous	683,736	995,189	543,647	640,447	683,067	8.75	9.33	(0.58)
Total Revenue	\$1,661,340	\$2,082,722	\$944,680	\$1,314,603	\$1,643,463	\$17.96	\$22.45	(\$4.49)
EXPENSES								
Employee Compensation	\$6,734,884	\$6,492,437	\$6,496,996	\$7,211,121	\$7,833,487	\$98.48	\$106.98	\$8.50
Expenses Related to Compensation	2,937,749	2,570,068	2,776,077	3,046,212	3,324,517	41.60	45.40	3.80
Material and Supplies	774,841	742,572	618,392	850,344	767,213	11.61	10.48	(1.13)
Electricity	455,577	357,458	276,892	211,441	251,506	2.89	3.43	0.54
Sewer	1,695,720	1,685,382	1,698,515	1,773,600	1,829,400	24.22	24.98	0.76
Water	2,809,708	2,610,093	2,817,315	2,971,182	3,095,794	40.58	42.28	1.70
Trash	514,757	531,455	546,524	564,007	655,275	7.70	8.95	1.25
Legal Fees	427,069	726,416	627,448	499,985	526,652	6.83	7.19	0.36
Professional Fees	100,652	149,906	216,775	149,616	154,767	2.04	2.11	0.07
Equipment Rental	7,624	5,128	4,688	4,652	7,368	0.06	0.10	0.04
Outside Services	1,388,020	1,293,726	1,255,418	1,383,401	945,798	18.89	12.92	(5.97)
Repairs and Maintenance	19,607	5,990	2,554	11,109	7,104	0.15	0.10	(0.05)
Other Operating Expense	126,687	226,843	123,010	165,022	167,123	2.25	2.28	0.03
Insurance	444,898	495,924	542,735	783,504	949,710	10.70	12.97	2.27
Property Insurance	822,241	1,016,612	1,368,240	1,021,615	8,099,520	13.95	110.61	96.66
Uncollectible Accounts	134,208	361,190	71,798	75,000	65,000	1.02	0.89	(0.13)
Net Allocation to Mutuals	1,059,401	1,162,127	1,291,881	1,214,238	1,220,146	16.61	16.66	0.05
Total Expenses	\$20,453,642	\$20,433,327	\$20,735,258	\$21,936,049	\$29,900,380	\$299.58	\$408.33	\$108.75
RESERVE CONTRIBUTIONS								
Replacement Fund	\$9,885,240	\$10,251,360	\$10,690,704	\$10,690,704	\$10,690,704	\$146.00	\$146.00	\$0.00
Elevator Replacement Fund	366,120	439,344	366,120	366,120	366,120	5.00	5.00	0.00
Laundry Replacement Fund	0	0	73,224	73,224	73,224	1.00	1.00	0.00
Total Reserve Contribution	\$10,251,360	\$10,690,704	\$11,130,048	\$11,130,048	\$11,130,048	\$152.00	\$152.00	\$0.00
RESTRICTED CONTRIBUTIONS								
Disaster Fund	\$2,028,305	\$2,028,305	\$1,133,508	\$1,830,600	\$1,591,890	\$25.00	\$21.74	(\$3.26)
Unappropriated Exp. Fund	732,240	585,792	585,792	585,792	0	8.00	0.00	(8.00)
Total Restricted Contribution	\$2,760,545	\$2,614,097	\$1,719,300	\$2,416,392	\$1,591,890	\$33.00	\$21.74	(\$11.26)
Total Reserve/Restricted Contribution	\$13,011,905	\$13,304,801	\$12,849,348	\$13,546,440	\$12,721,938	\$185.00	\$173.74	(\$11.26)
TOTAL MUTUAL	\$31,804,207	\$31,655,406	\$32,639,926	\$34,167,886	\$40,978,855	\$466.62	\$559.62	\$93.00
GOLDEN RAIN FOUNDATION								
GRF Operating	\$13,075,237	\$13,460,408	\$13,297,478	\$13,663,283	\$14,316,115	\$186.60	\$195.50	\$8.90
GRF Reserve Contributions	1,391,256	1,244,808	1,391,256	1,391,256	1,244,808	19.00	17.00	(2.00)
GRF Contingency Contributions	73,224	146,448	366,120	0	366,120	0.00	5.00	5.00
Total GRF	\$14,539,717	\$14,851,664	\$15,054,854	\$15,054,539	\$15,927,043	\$205.60	\$217.50	\$11.90
TOTAL BASIC ASSESSMENTS	\$46,343,924	\$46,507,070	\$47,694,780	\$49,222,425	\$56,905,898	\$672.22	\$777.12	\$104.90
SURCHARGES (unique to units with common laundry facilities, elevators, and/or Garden Villa Rec Rooms)								
Laundry Revenue	(\$132,633)	(\$210,085)	(\$198,525)	(\$240,000)	(\$210,000)	(\$5.79)	(\$5.07)	\$0.72
Laundry Operating	132,633	210,085	198,525	240,000	210,000	5.79	5.07	(0.72)
Elevator Operating	354,546	363,183	303,146	346,374	346,576	15.63	15.64	0.01
Laundry Replacement Fund	82,896	73,224	73,224	0	0	0.00	0.00	0.00
Garden Villa Rec Room Fund	59,616	81,972	85,698	85,698	89,424	5.75	6.00	0.25
	\$497,058	\$518,379	\$462,068	\$432,072	\$436,000	\$21.38	\$21.64	\$0.26
TOTAL BUSINESS PLAN	\$46,840,982	\$47,025,449	\$48,156,848	\$49,654,497	\$57,341,898			