## Proposed 2023 BUDGET (11/15/2022)

	R POINTE	2022 Budget	2022 Year End	2023 Draft Budget	2022 Budget vs. 2023	%	
2023 OPERATING BUDGET		Buaget	Estimate	Buaget	Budget	Change	
Revenues			U				
4000-000	Assessments - Operating	\$1,099,870	\$1,099,870	\$1,338,322	\$238,452	21.68%	
4400-000	Guest Suite Rentals	\$36,300	\$46,867	\$44,500	\$8,200	22.59%	
4500-000	Reserves	\$306,000	\$80,898	\$445,000	\$139,000	45.42%	
9800-000	Interest	\$900	\$566	\$900	\$0		
4300-000	Operating Surplus	\$2	\$0	\$0	(\$2)		
	Total Revenues	\$1,443,072	\$1,228,201	\$1,828,722	\$385,650	26.72%	
Operating Ex	xpenses (pg.#)						
5010-100	Administration Fee (1)	\$99,864	\$99,852	\$111,912	\$12,048	12.06%	
5010-300	Maintenance Labor (2)	\$225,309	\$243,843	\$267,804	\$42,495	18.86%	
5080-100	Office Expenses (3)	\$9,604	\$11,141	\$9,750	\$146	1.52%	
5110-100	General Supplies (4)	\$9,200	\$12,123	\$10,100	\$900	9.78%	
5130-100	Social Committee (5)	\$2,040	\$944	\$2,040	\$0	0.00%	
5240-100	Repairs & Maintenance (6)	\$45,050	\$53,418	\$50,100	\$5,050	11.21%	
5250-100	Air Conditioning Maintenance (7)	\$9,955	\$11,110	\$13,320	\$3,365	33.80%	
5260-100	Elevator Maintenance (8)	\$37,426	\$37,354	\$38,490	\$1,064	2.84%	
5270-100	Concierge Labor (9)	\$101,892	\$103,295	\$103,656	\$1,764	1.73%	
5280-100	Grounds Maintenance (10)	\$61,020	\$78,615	\$85,484	\$24,464	40.09%	
5320-100	Generator & Pump Maint. (11)	\$6,550	\$2,930	\$6,750	\$200	3.05%	
5322-100	Fire Safety (12)	\$9,585	\$12,587	\$10,391	\$806	8.41%	
5325-100	House Expenses (13)	\$7,355	\$11,610	\$3,192	(\$4,163)	-56.60%	
5350-100	Professional Services (14)	\$8,680	\$7,655	\$19,780	\$11,100	127.88%	
5360-100	Legal Services (15)	\$1,202	\$3,564	\$1,200	(\$2)	-0.17%	
5410-100	Utilities (16)	\$244,570	\$246,500	\$289,286	\$44,716	18.28%	
5450-100	Insurance (17)	\$206,060	\$223,020	\$299,261	\$93,201	45.23%	
5700-100	Shared Facilities Expense (18)	\$51,710	\$48,220	\$61,206	\$9,496	18.36%	
	Total Operating Expenses	\$1,137,072	\$1,207,781	\$1,383,722	\$246,650	21.69%	
	Reserve	\$306,000	\$306,000	\$445,000	\$139,000	45.42%	
Total (Operating & Reserves)		\$1,443,072	\$1,288,679	\$1,828,722	\$385,650	26.72%	

Estimated Excess/Deficit Funds at Year End	\$0.00	-\$60,478.00	\$0.00	\$0.00	_
					Fee
2023 Assesment per ui	nit Quarterly	Annually	# of units	Annual Increase	<u>Increase</u>
01/08 units Increase of \$932 per Qua	rter \$4,404	\$17,616	30.00	\$3,728	26.84%
02/07 units Increase of \$711 per Qua	rter \$3,362	\$13,448	30.00	\$2,844	26.82%
03/06 units Increase of \$681 per Qua	rter \$3,213	\$12,852	30.00	\$2,724	26.90%
04/05 units Increase of \$822 per Qua	rter \$3,883	\$15,532	30.00	\$3,288	26.85%

2022 Fees	Unit Fee	Reserves	Qtr. Total	Qtr. Increase	Yearly Increase	Percentage
01/08 units	\$2,716.00	\$756.00	\$3,472.00	\$154.00	\$616.00	4.64%
02/07 units	\$2,074.00	\$577.00	\$2,651.00	\$117.00	\$468.00	4.62%
03/06 units	\$1,981.00	\$551.00	\$2,532.00	\$110.00	\$440.00	4.54%
04/05 units	\$2,395.00	\$666.00	\$3,061.00	\$135.00	\$540.00	4.61%
2023 Fees	Unit Fee	Reserves	Qtr. Total	Qtr. Increase	Yearly Increase	Percentage
01/08 units	\$3,305.00	\$1,099.00	\$4,404.00	\$932.00	\$3,728.00	26.84%
02/07 units	\$2,523.00	\$839.00	\$3,362.00	\$711.00	\$2,844.00	26.82%
03/06 units	\$2,411.00	\$802.00	\$3,213.00	\$681.00	\$2,724.00	26.90%
04/05 units	\$2,914.00	\$969.00	\$3,883.00	\$822.00	\$3,288.00	26.85%

\*Unit Fees include \$81/mo Fiber TV & Internet

2023 Total Reserve Contribution is 2023 Est. Year End Reserve Fund Balance 2023 Average Quarterly/Yearly Assessment \$445,000 \$1,238,567

\$3,716 \$14,862

## 2023 Proposed Budget - 11/15/22

Increase Qtr.:
Increase %:

## **UNIT ASSESMENT RECAP**

UNII ASSESIVIENI RECAP										
	<b>Operating</b>									
				2023	2023	Year Total For	2022	Increase		
OPERATING	Individual			PER UNIT	PER UNIT	Each Unit	PER UNIT	over last		
Unit Type	Unit's Share	# OF UNITS		PER YEAR	PER QTR	Туре	PER QTR	year		
01/08	0.009876904	30	0.296307	\$13,218.00	\$3,305.00	\$396,600.00	\$2,716.00	\$589.00		
02/07	0.007541478	30	0.226244	\$10,093.00	\$2,523.00	\$302,760.00	\$2,074.00	\$449.00		
03/06	0.007205761	30	0.216173	\$9,644.00	\$2,411.00	\$289,320.00	\$1,981.00	\$430.00		
04/05	0.008709191	30	0.261276	\$11,656.00	\$2,914.00	\$349,680.00	\$2,395.00	\$519.00		
			1.000000			\$1,338,360.00				
	Reserves			\$445,000						
				2023	2023	Year Total For	2022	Increase		
RESERVES	Individual			PER UNIT	PER UNIT	Each Unit	PER UNIT	over last		
Unit Type	Unit's Share	# OF UNITS		PER YEAR	PER QTR	Туре	PER QTR	year		
01/08	0.009876904	30	0.296307	\$4,395.00	\$1,099.00	\$131,880.00	\$756.00	\$343.00		
02/07	0.007541478	30	0.226244	\$3,356.00	\$839.00	\$100,680.00	\$577.00	\$262.00		
03/06	0.007205761	30	0.216173	\$3,207.00	\$802.00	\$96,240.00	\$551.00	\$251.00		
04/05	0.008709191	30	0.261276	\$3,876.00	\$969.00	\$116,280.00	\$666.00	\$303.00		
			1.000000			\$445,080.00				
		ſ	UNIT TYPE:		02/07	03/06	04/05			
			<u>2022</u>	\$2,716.00	\$2,074.00	\$1,981.00	\$2,395.00			
			1,099,870 Operating	<u>\$756.00</u>	\$577.00	<u>\$551.00</u>	<u>\$666.00</u>			
			306,000 Reserves	\$3,472.00	\$2,651.00	\$2,532.00	\$3,061.00			
			<u>2023</u>	\$3,305.00	\$2,523.00	\$2,411.00	\$2,914.00			
			1,339,322 Operating	\$1,099.00	\$839.00	\$802.00	\$969.00			
			445,000 Reserves	\$4,404.00	\$3,362.00	\$3,213.00	\$3,883.00			

\$932.00

26.84%

\$711.00

26.82%

\$681.00

26.90%

\$822.00

26.85%

## **Tower Pointe 2023 Reserve Budget**

Updated Reserve Schedule- Effective January 1, 2023- Straight Line and Pooling Methods

2023 Total Reserve Contribution: \$445,000 <u>2023 TP I</u>		FINANCE COMM. ADJUSTED =		<u>45.42%</u>	<u>5.42%</u> <u>\$445,000</u>		2023 Total Reserve Value Increase:			\$431,407				
RESERVE BUDGET ITEM:	Current Age	Life Expect	Remain. Life	Replacement Cost- 2021	1 2023	2 <b>2024</b>	3 <b>2025</b>	4 2026	5 <b>2027</b>	6 <b>2028</b>	7 2029	8 <b>2030</b>	9 <b>2031</b>	10 <b>2032</b>
STRUCTURALRESERVES	Age	Expect	Lile	0031-2021	2023	2024	2025	2020	2021	2020	2023	2030	2031	2032
2.1 ROOFING								,						1
2.1.1 Concrete Barrel Tile	21	25	4	\$460,552	\$100,506	\$100,506	\$100,506	\$100,506	\$31,092	\$31,092	\$31,092	\$31,092	\$31,092	\$31,092
2.1.2 Metal "S" Tile	21	25	4	\$59,970	\$13,087	\$13,087	\$13,087	\$13,087	\$4,049	\$4,049	\$4,049	\$4,049	\$4,049	\$4,049
2.1.3 Membrane	21	27	6	\$644,880	\$104,093	\$104,093	\$104,093	\$104,093	\$104,093	\$104,093	\$26,569	\$27,366	\$28,187	\$29,033
2.1.4 Membrane Coating	4	20	16	\$110,758	\$14,900	\$14,900	\$14,900	\$14,900	\$14,900	\$14,900	\$14,900	\$14,900	\$14,900	\$14,900
2.2 EXTERIOR PAINTING, CAULKING & REPAIRS							·							
2.2.1 Tower & Garages	1	7	6	\$246,000	\$39,708	\$39,708	\$39,708	\$39,708	\$39,708	\$39,708	\$44,866	\$44,866	\$44,866	\$44,866
2.2.2 Railings	8	14	6	\$7,652	\$1,235	\$1,235	\$1,235	\$1,235	\$1,235	\$1,235	\$788	\$788	\$788	\$788
2.3 MECHANICAL, ELECTRIC, & PLUMBING														
2.3.1 Elevator Hoist Equipment	21	30	9	\$730,864	\$92,588	\$92,588	\$92,588	\$92,588	\$92,588	\$92,588	\$92,588	\$92,588	\$92,588	\$59,042
2.3.2.a) Elevator Controllers	21	30	9	\$285,897	\$36,219	\$36,219	\$36,219	\$36,219	\$36,219	\$36,219	\$36,219	\$36,219	\$36,219	\$23,295
2.3.2.b) Elevator Door Operators	3	15	12	\$92,800	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956
2.3.3 Fire Alarm System	21	25	4	\$171,968	\$37,529	\$37,529	\$37,529	\$37,529	\$11,610	\$11,610	\$11,610	\$11,610	\$11,610	\$11,610
2.3.4 a) Fire Pump	21	40	19	\$20,000	\$1,418	\$1,418	\$1,418	\$1,418	\$1,418	\$1,418	\$1,418	\$1,418	\$1,418	\$1,418
2.3.4 b) Fire Pump-Motor & Controller	21	25	4	\$45,000	\$9,820	\$9,820	\$9,820	\$9,820	\$2,170	\$2,170	\$2,170	\$2,170	\$2,170	\$2,170
2.3.5 Domestic Water Pumps	7	15	8	\$16,122	\$2,096	\$2,096	\$2,096	\$2,096	\$2,096	\$2,096	\$2,096	\$2,096	\$1,634	\$1,634
2.3.6 Common Area Plumbing Allowance	21	30	9	\$214,960	\$21,496	\$21,496	\$21,496	\$21,496	\$21,496	\$21,496	\$21,496	\$21,496	\$8,531	\$8,681
2.3.7 Stairway Pressurization Fans	3	25	22	\$11,048	\$718	\$718	\$718	\$718	\$718	\$718	\$718	\$718	\$718	\$718
2.3.8 Common Area Electric	21	40	20	\$75,236	\$5.333	\$5,333	\$5.333	\$5.333	\$5.333	\$5.333	\$5.333	\$5.333	\$5.333	\$5,333
Totals				\$3,193,707	\$489,700	\$489,700	\$489,700	\$489,700	\$377,678	\$377,678	\$304,865	\$305,662	\$293,056	\$247,583
Prior Year-End Reserve Balance				70,100,101	\$645,728	\$1,030,414	\$1,469,099	\$1,958,799	\$1,643,786	\$2,021,464	\$1,383,892	\$1,688,758	\$1,975,557	\$1,452,993
Interest Income from Reserve Accou	nts	1.50%			\$9,686	\$15,456	\$22,036	\$29,382	\$24,657	\$30,322	\$20,758	\$25,331	\$29,633	\$21.795
Structural Reserve Expenditures					\$0	\$0	\$0	\$804.713	\$0	\$1.015.249	\$0	\$18.863	\$815.620	\$638.570
Ending Structual Reserve	e Balance				\$1,030,414	\$1,469,099	\$1,958,799	\$1,643,786	\$2,021,464	\$1,383,892	\$1,688,758	\$1,975,557	\$1,452,993	\$1,062,006
Required Structural Reserve Balance		xpenditures	s		\$979.400	\$1,469,099	\$1,958,799	\$2,448,499	\$2,021,464	\$2,399,141	\$1,688,758	\$1,994,420	\$2,268,613	
NON-STRUCTURAL POOLED RESERVES					***********	<del>+ .,</del>	<del>+ 1,1000,100</del>	42,110,100	4-,,	4-,,	4.,,,.	¥ 1,000 1,120		<del>• • • • • • • • • • • • • • • • • • • </del>
2.3.9 Emergency Generator	21	35	14	\$119,303			i '	'						i
2.3.10.a) HVAC Roof Top Unit- Gathering Place	5	14	9	\$35,468									\$42,229	
2.3.10.b) HVAC Roof Top Unit- 17th Floor North	10	14	4	\$23,646				\$25.801					Ų 12,220	
2.3.10.c) HVAC Roof Top Unit- 17th Floor South	5	14	9	\$23,646				7-0,000					\$28,153	
2.3.10.d) HVAC All Other Compressors & AHU's (ACR,14yrs		1	0	\$242,195	\$17.914	\$18,229	\$18.550	\$18.877	\$19.209	\$19.547	\$19.891	\$20.241	\$20.597	\$20,960
2.3.10.e) Common Area HVAC- Cond. Line Insulation	8	12	4	\$69.862	****	7.0,==0	7.1,011	\$76,230	<b>*</b> ,=	*,	*,	*==,=::	7-0,000	1-1,111
2.3.10.f) HVAC- Isolator Springs (ACR, 12yrs.)	1	1	0	\$30,225	\$2,608	\$2,654	\$2,701	\$2,748	\$2,797	\$2,846	\$2,896	\$2,947	\$2,999	\$3,052
2.4 PAVEMENT	1		-	\$60,EE6	<b>\$2,000</b>	<b>\$2,00</b> .	Ψ2,101	Ψ2,1 10	Ψ2,707	Ψ2,010	Ψ2,000	ψ <u>2</u> ,σ	<b>\$2,000</b>	\$0,002
2.4.1 Parking Area Pavement Replacement	8	20	12	\$51.883										
2.4.2 Parking Area Seal Coating	3	5	2	\$11,859		\$12,496					\$13,635			
2.4.3 Shared Facilities Pavement Replacement	8	20	12	\$77,380		ψ12, <del>4</del> 30					ψ10,000			
2.4.4 Shared Facilities Seal Coating	3	5	2	\$17,687		\$18.637					\$20.336			
2.4.5 Pavers	21	25	4	\$57,909		ψ10,037		\$63,187			Ψ20,330			
2.5 SITE FEATURES & AMENITIES	1	23	-4	\$37,909				φυσ, τοτ						
2.5.1 Tennis Court Resurfacing	10	15	5	\$7,661					\$8,507					
ŭ .	10	15	5	\$3,150					\$3,498					
2.5.2 Tennis Court Fencing 2.5.3 Gazebo & Breezeway Coverings	4	13	9	\$7,524			·		<b>Ф</b> 3,490				\$8.958	
2.5.4 Putting Green	5	10	5	\$7,524					\$29,835				90,900	l
	1	10	0	\$26,870	\$5,178	\$5,269	\$5,361	\$5,456	\$29,835	\$5,649	\$5,749	\$5.850	\$5,953	\$6.058
2.5.5 Landscape		- 1	U	φυ,000	φυ, Ι / Ο	φυ,209	φυ,30 I	φυ,400	φυ,552	φυ,049	φυ,/49	φυ,000	და,ყმა	φυ,υσο
2.6 FURNITURE, FIXTURES & EQUIPMENT	1		40	0045.005			i	ļ						i
2.6.1 Major Renovation: 1st Flr. Reception, Lobby, Hall	1	20	19	\$215,000			i	ļ	0405.005					l
2.6.2 Major Renovation: 17th Floor, Elevator Cabs	18	20	5	\$150,000			ļ	<u> </u>	\$165,963	0444				ļ
2.6.3 Major Renovation: 1st Flr.Fitness, Guest Suites,Office	15	20	6	\$100,000				ļ'		\$111,036				ļ
2.6.4 Major Renovation: Hallways, Gathering Rm., Library	12	20	8	\$200,000			ļ	ļ				\$234,004		ļ
2.6.5 Interior Refurbishment: As needed	9	20	11	\$50,000										
Prior Year-End Reserve Balance		4.500/			\$161,432	\$208,153	\$228,991	\$275,814	\$162,652	\$59,731	\$51,549	\$129,815	\$8,720	\$19,962
Interest Income from Reserve Accounts		1.50%			\$2,421	\$3,122	\$3,435	\$4,137	\$2,440	\$896	\$773	\$1,947	\$131	\$22,094
Non-Structural Expenditures					\$25,700	\$57,285	\$26,612	\$192,299	\$235,361	\$139,078	\$62,507	\$263,042	\$108,889	\$30,070
Ending Non-Structural Reserve Balance					\$208,153	\$228,991	\$275,814	\$162,652	\$59,731	\$51,549	\$129,815	\$8,720	\$19,962	\$131,986
Structural Reserve Contribution					6075 000	6400.000	6407.000	6400.040	4050 001	6047.050	600440-	6000 001	6000 400	6005 700
					\$375,000	\$423,229	\$467,663	\$460,318	\$353,021	\$347,356	\$284,107	\$280,331	\$263,423	\$225,788
Non-Structual Reserve Contribution TOTAL RESERVE CONTRIBUTION					\$70,000	\$75,000	\$70,000	\$75,000	\$130,000	\$130,000	\$140,000	\$140,000	\$120,000	\$120,000
					\$445,000	\$498,229	\$537,663	\$535,318	\$483,021	\$477,356	\$424,107	\$420,331	\$383,423	\$345,788

	Expenditure Details					
	-					
2026	Roof Tile	\$502,532				
2026	Metal "S" Tile	\$65,436				
2028	Roof Membrane	\$728,649				
2028	Painting Tower & Garages	\$277,955				
2028	Painting Railings	\$8,645				
2031	2 Elevator Hoist	\$431,936				
2032	Remaining 2 Elevator Hoist	\$446,642				
2031	2 Elevator Controllers	\$168,724				
2032	Remaining 2 Elevator Controllers	\$174,716				
2026	Fire Alarm System	\$187,643				
2026	Fire Pump Motor & Controller	\$49,102				
2030	Domestic Water Pumps	\$18,863				
2031	Common Area Plumbing	\$214,960				
2032	Annual Common Area Plumbing	\$17,212				

Note: 2023 Structural Reserve Contribution required is \$323,986. This purposed budget collects an additional \$51,014 to offset 2024