

ADAIR ESTATE HOA BUDGET REPORT

YTD 5/31/2022

	2022 Budget	2022 Actual	Remaining Budget \$	Remaining Budget %	Remaining % of Year 58%
Revenues					
Dues (includes \$1349 mansion owner amount)	\$ 115,816	\$58,339.00	\$57,477.20	50%	
Dues (excludes \$1349 mansion owner amount)	\$ 114,467				
Other (rent, guest suite, etc.)	\$ 4,560	\$3,565.00	\$995.00	22%	
TOTAL--Revenues (excludes \$1349 mansion owner amount)	\$ 119,027	\$61,904.00	\$57,123.20	48%	
Expenditures					
Housekeeping	\$ 2,700	\$700.00	\$2,000.00	74%	
Georgia Power	\$ 2,280	\$1,230.00	\$1,050.00	46%	
AT&T	\$ 2,280	\$1,013.85	\$1,266.15	56%	
Water	\$ 16,500	\$7,396.79	\$9,103.21	55%	
Landscaping maintenance contract*	\$ 32,550	\$19,985.00	\$12,565.00	39%	
Tree removal	\$ 1,500	\$700.00	\$800.00	53%	
Replacement planting	\$ 1,200	\$0.00	\$1,200.00	100%	
Tree care	\$ 1,400	\$0.00	\$1,400.00	100%	
Landscaping - miscellaneous**	\$ 300	\$0.00	\$300.00	100%	
Landscaping special projects	\$ 7,500	\$250.00	\$7,250.00	97%	
Corporate return	\$ 750	\$0.00	\$750.00	100%	
Gutter cleaning****	\$ 2,250	\$0.00	\$2,250.00	100%	
Irrigation maintenance	\$ 800	\$1,825.00	-\$1,025.00	-128%	
Painting*****	\$ 21,750	\$16,825.00	\$4,925.00	23%	
Property insurance	\$ 16,395	\$10,719.00	\$5,676.00	35%	
Termite program	\$ 2,100	\$0.00	\$2,100.00	100%	
Security lighting	\$ 1,000	\$0.00	\$1,000.00	100%	
Corporate registration	\$ 30	\$0.00	\$30.00	100%	
Druid Hills Patrol	\$ 1,800	\$1,950.00	-\$150.00	-8%	
Web site	\$ 200	\$143.88	\$56.12	28%	
Miscellaneous/Supplies	\$ 500	\$0.00	\$500.00	100%	
General repairs (includes common sidewalk pressure wash)	\$ 1,991	\$7,685.95	-\$5,694.95	-286%	
Guest Suite/Fitness Room	\$ 1,000	\$653.82	\$346.18	35%	
HOA portion of mansion expenses	\$ 251	\$567.08	-\$315.88	-126%	
TOTAL--Expenditures	\$ 119,027	\$71,645.37	\$47,381.83	40%	
Transfer to reserves	\$ -	\$0.00	\$0.00		
TOTAL--Expenditure & Transfers	\$ 119,027	\$71,645.37	\$47,381.83	40%	
Mansion owner portion of mansion expenses	\$ 1,349	\$347.32	\$1,001.68	74%	

NOTES

*Contract with vendor includes weekly service, fertilization/emergence, mulch 2x year, hauling yard waste

**Landscaping misc. - Concierge-area container plantings

***Gutter cleaning - one time per year

*****Painting - Units 1306 and 1320

Landscaping totals	\$ 44,450	\$ 20,935	\$ 23,515	53%
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HOA current checking account balance	\$15,987.57
HOA current savings account balance	\$31,529.07