

Tahoe Donner Association
Finance Committee - Special Report
RE: HOA Division, General Department - Dept#005

	2012	2013	2014	2015	2016	2017	2018	2019B	2020B	YTD Oct'19 A
Payroll	31,634	39,431	40,115	43,116	43,882	45,391	40,039	73,600 (P)	73,500	35,011
Expenses	491,543	573,229	444,927	600,242	594,778	734,563	793,103	987,000	869,500	848,474
NORBO	523,177	612,660	485,042	643,358	638,660	779,953	833,142	1,060,600	943,000	883,485
Allocated Overhead	-	-	-	-	-	-	-	1,207,200	1,232,900	993,239
NOR	523,177	612,660	485,042	643,358	638,660	779,953	833,142	2,267,800	2,175,900	1,876,724

Core Expenses:

Utilities	62,770	62,805	62,796	65,016	65,787	68,039	73,856	80,020	90,000	77,755
Bldg R&M/SnowRemoval	22,979	26,974	28,205	25,773	29,533	46,382	38,455	42,180	32,000	42,612
Audit/Tax	26,500	26,500	26,750	24,750	28,750	27,027	27,450	27,000	33,000	27,950
Legal	36,976	89,125	(22,809)	46,816	48,352	65,069	121,053	105,000	100,000	64,279
GovDocs	-	-	-	-	-	-	-	- (G)	100,000	27,353
Consulting	-	1,320	-	-	-	-	132	36,600	28,000	-
Board	15,690	11,847	11,810	12,085	9,122	61,836	69,905	36,000	40,000	41,538
Annual Mtg/Election	30,652	26,487	25,349	10,816	36,725	39,068	46,519	41,000	41,000	38,058
Bad Debt	28,419	26,545	3,152	24,510	16,744	822	9,449	14,000	15,000	12,000
Collections	-	-	-	-	-	-	39,184	10,000	5,000	-
Contingency	-	-	-	-	-	-	-	30,000	20,000	-
Ins Claims	8,054	7,961	18,476	30,846	15,730	64,655	(32,256)	5,000	20,000	80,083
Insurance	85,120	105,843	101,252	114,582	95,530	104,535	124,075	222,200	253,000	185,000
Taxes-Property	180,114	142,718	156,046	174,938	184,761	218,368	232,243	246,000	- (A)	197,131
Taxes-Income	(33,176)	16,278	14,311	36,700	30,108	665	10,732	45,000	40,000	37,500
All Other	27,446	28,826	19,591	33,412	33,636	38,097	32,305	47,000	52,500	17,214

(P) Budget includes estimated \$30k in PTO costs for net accrual increase and merit RoP increases for entire company. Actual is charged to individual departments.

(G) In 2019, Governing Docs update were Bdg as a Replacement Reserve Fund Expense, Actual charged to General (per BoD). For 2020 Budget, budgeted in General.

(A) For 2020B, an accounting change directed by Treasurer. Cost charged out directly to applicable amenities/operations beginning with 2020 Budget.

Allocated Overhead Blocks:	Admin	ComDep	IT	Acg/Fin	HR	MbrSvcs	Maintenance	FacAdmin	Overhead TOTAL
2019 B	255,310	142,288	186,331	159,043	27,977	128,085	172,738	135,430	1,207,200 2019B
2020 B	260,671	145,276	190,244	162,732	28,564	130,774	176,365	138,274	1,232,900 2020B