

CVCA Budget

INCOME:	Approved 2018		Approved 2017		Delta
	Total Dues: \$325.00				
DUES - 63 Homes	97,048	\$128.37	108,300		(11,252)
* RESERVE FUNDING	87,600	\$115.87	73,200		14,400
** UTILITY FEES	60,850	\$80.49	64,200		(3,350)
LATE FEE/NSF CHARGES	200	\$0.26	200		0
GROSS INCOME:	\$245,698		\$245,900		
EXPENSES: (OPERATING)					
ACCOUNTING	350	x Returns only	1,600		(1,250)
ADMINISTRATION	3,400	x	3,400		0
CONTINGENCY	4,325	x used to offset any Line Item, with no employee	2,643		
ELECTRIC	6,081	x CSU: 5% provided	5,791		290
** FURNACE/AC MAINTENANCE	8,000	x Yearly service (\$3,520), Filters (\$600) and repairs (\$3,880)	8,000		0
** GAS	21,850	x	25,200		(3,350)
GENERAL MTC. & REPAIR	14,000	x adding 140 hours for Nestor or \$3.5k for other vendors 11 hours a month if needed at \$25/hour	10,500		3,500
INSURANCE		Estimated 15% on all - Travelers: renewal 10-9-17			
(G/L - Package)	28,436	\$9,113,397 - \$2.5k deductible a 2% W&H / \$1M - \$2M GL	25,988		
(Fidelity-Crime)	565	Hanover - \$200k with \$500 deductible	748		
(D&O-APL)	1,603	Cincinnati - \$1M /\$5k deductible	2,499		
(Worker's Comp)	400	Pinnacol - \$100k/\$100k/\$100k	2,647		
	31,004	x	31,932		(928)
LAWN CONTRACT	5,660	x 3% provided, 7 month contract	5,495		165
LANDSCAPING	2,100	x	700		1,400
LEGAL	1,500	x for Board use	2,000		(500)
(Legal Reimb. For Collections)	(1,000)	x Used for Collection of past due Assessments	(1,000)		0
LIGHT MAINTENANCE	750	x Electrician work	750		0
MANAGEMENT FEES	12,096	x	12,096		0
PEST CONTROL	750	x	150		600
ROOF REPAIR	5,000	x Includes garages and entry roofs	5,000		0
SECURITY GATE MTC.	500	x	500		0
SNOW REMOVAL	1,425	x Nestor: \$25/hour (5 storms, 5 hrs. each) / truck work	800		625
SPRINKLER REPAIR	750	x	750		0
TELEPHONE	1,464	x with 2 lines, could remove 1 at office. \$122/month	1,465		(1)
TRASH	2,112	x 10 toters - 4 recycle toters	3,012		(900)
trash collect / toter delivery	3,900	x provides for 3 hours each week	0		3,900
Debris removal 2959 patio	650	x 2 removals, average of \$325 per visit	0		
TREE MTC. (chemicals)	432	x	405		27
WAGES (Nestor)	0		16,836		(16,836)
(plus Payroll taxes & Emp. Cont.)	0		3,672		(3,672)
** WATER	31,000	x	31,000		0
TOTAL OPERATING EXPENSES:	\$158,098		\$172,697		(14,599)
RESERVE ALLOCATION:					
* CONSOLIDATED	87,600	x	73,200		14,400
TOTAL BUDGET REQUIREMENT:	\$245,698		\$245,897		(199)
SURPLUS (SHORTAGE):	\$0		\$3		
PER UNIT:	(\$0.00)		\$0		

Balanced Budget

Dues History:	2005-2006: \$245	2012: (\$290) \$208 ~ \$82
	2007: (\$267) \$195 ~ \$72	2013: (\$290) \$211 ~ \$79
	2008: (\$275) \$200 ~ \$75	2014: (\$310) \$144.14 ~ \$81.22 ~ \$84.64
	2009: (\$285) \$200 ~ \$85	2015: (\$317) \$143.91 ~ \$86.09 ~ \$87
	2010: (\$285) \$214 ~ \$71	2016: (\$317) \$148.43 ~ \$86.16 ~ \$82.41
	2011: (\$290) \$200 ~ \$90	2017: (\$325) \$143.25 ~ \$96.83 ~ \$84.92