

CVCA Budget

DUES - 63 Homes	257,040	up \$5/month - to \$340/home
LATE FEE/NSF CHARGES	200	
GROSS INCOME:	<u>\$257,240</u>	
EXPENSES: (OPERATING)		
ACCOUNTING	350	2017 was the last Audit
<i>Federal & State tax returns</i>		
ADMINISTRATION	3,700	
<i>Banking fees</i>		
<i>HOA purchases/reimbursements</i>		
<i>Printing, copies, postage, checks</i>		
<i>Dora, SOS renewals, FHA</i>		
CONTINGENCY	1,430	reduced \$2,617.00
ELECTRIC	6,605	CSU: 3% provided
** FURNACE/AC MAINTENANCE	8,000	
<i>Yearly furnace/filter check</i>		
<i>Individual work orders/problems</i>		
<i>minor repairs/replacements</i>		
** GAS	21,250	
<i>Pays for all individual resident use</i>		
GENERAL MTC. & REPAIR	16,000	
<i>Parking lot inlet drain cleaning</i>		
<i>Water/sewer backup mitigation/yearly svc.</i>		
<i>Supplies for repairs/hardware/other</i>		
<i>Yearly fire hydrant testing</i>		
<i>Yearly fire extinguisher service</i>		
<i>Resident work orders / home sale items</i>		
<i>Common Area repairs/replacements</i>		
<i>USPS and locks, signs, other</i>		
INSURANCE		
(G/L - Package)	37,235	
(Fidelity-Crime)	496	
(D&O-APL)	1,525	
(Worker's Comp)	325	
	39,581	
LAWN CONTRACT	7,742	
<i>7 month contract</i>		
LANDSCAPING	2,100	
LEGAL	1,000	for Board use
(Legal Reimb. For Collections)	(500)	Used for Collection of past due Assessments
LIGHT MAINTENANCE	1,750	Electrician work of Common Area lighting
MANAGEMENT FEES	12,852	
PEST CONTROL	250	
ROOF REPAIR	2,500	Includes garages and entry roofs
SECURITY GATE MTC.	600	
SNOW REMOVAL	5,500	
<i>Using ULS & Mr. Ramos</i>		
SPRINKLER REPAIR	975	
TELEPHONE	768	1 line for the front gate \$63/month
TRASH	2,352	Toter rate until enclosure is built
trash collect / toter delivery	3,900	
TREE MTC. (chemicals)	450	
** WATER	32,800	
<i>All resident use & Common Areas</i>		
TOTAL OPERATING EXPENSES:	<u>\$171,955</u>	
RESERVE ALLOCATION:		
* CONSOLIDATED	85,285	reduced \$4,943.00
TOTAL BUDGET REQUIREMENT:	<u>\$257,240</u>	
SURPLUS (SHORTAGE):	\$0	
PER UNIT:	\$0	