

Centra Falls West Homeowners Association, Inc.
Proposed Operating Budget - NO Reserves
For the year January 1, 2021 through December 31, 2021

	Adopted Annual Budget 2020	Proposed Annual Budget 2021	Proposed Monthly Budget 2021
REVENUES			
Maintenance Income	\$ 208,850	\$ 208,864	\$ 17,405
Reserve Assessment Income	-	-	-
Prior Year Surplus	-	3,552	296
	208,850	212,416	17,701
EXPENSES			
<u>Administrative</u>			
Accounting	5,400	5,400	450
Legal Fees	7,500	13,572	1,131
Property Management	10,980	10,248	854
Bad Debts	1,000	-	-
Annual Reports	500	500	42
Taxes & Licenses	1,000	1,000	83
Printing & Postage	600	1,100	92
Miscellaneous Expense	600	1,100	92
Meeting Expenses	2,000	1,000	83
Reserve Study	3,500	-	-
	33,080	33,920	2,827
<u>Insurance</u>			
Insurance - Prop & GL	48,000	50,177	4,181
Insurance - Umbrella	1,500	1,197	100
Insurance - Workers Comp	720	750	63
Insurance - D&O, Crime & Liability	5,900	11,038	920
Insurance - Finance Charges	-	1,550	129
	56,120	64,711	5,393
<u>Contract Services</u>			
Lawn Maintenance	41,000	35,000	2,917
Janitorial Services	8,100	10,000	833
Pool Maintenance	4,500	4,500	375
Pest Control	-	3,575	298
	53,600	53,075	4,423
<u>Repair & Maintenance</u>			
R&M - General	12,000	11,974	998
R&M - Roadways	7,500	7,500	625
Annual Backflow Certification	600	600	50
Tree Trimming	2,800	2,800	233
Equipment & Signage	1,000	1,000	83

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Contingency	830	-	-
R&M - Special Projects	5,000	-	-
Engineering (Hillman)	-	10,000	833
Storm Drains Cleaning	-	3,000	250
	29,730	36,874	3,073
<u>Utilities</u>			
Electric - Irrigation	1,250	14,250	1,188
Electric - Common Areas	10,000	-	-
	11,250	14,250	1,188
<u>Recreation</u>			
Rec - Water - Clubhouse	250	550	46
Rec - Electric - Cabana	3,000	-	-
Rec - Landscaping	3,600	-	-
Rec - R&M - General	2,000	2,000	167
Rec - Phone & Internet	1,000	3,636	303
Rec - Contingency	1,000	-	-
Rec - Electric/Gas - Pool Heater	3,500	-	-
Rec - Water - Pool	2,400	-	-
Rec - Fire Alarm Monitoring	1,000	1,000	83
Rec - Alarm Monitoring (Cabana)	420	-	-
Rec - Janitorial Supplies	4,500	-	-
Rec - Pool Repairs	2,400	2,400	200
	25,070	9,586	799
TOTAL OPERATING EXPENSES	208,850	\$ 212,416	\$ 17,701
Reserve Funding	-	-	-
Total Expenses	208,850	212,416	17,701
Net Income/(loss)	\$ -	\$ -	\$ -

Carolina Folkard
CFW Treasurer 12.8.2020

Centra Falls West Homeowners Association, Inc.
Proposed Payment Schedule
For the year January 1, 2021 through December 31, 2021

	Annual	Quarterly	
2020 Maintenance - ADOPTED (NO RESERVES)	\$ 3,424	\$	856
			Qrtly Inc/(Dec)
2021 Maintenance - Proposed - WITH RESERVES	\$ 3,812.00	\$	953.00
		\$	97.00
***Using Prior Year Surplus to Offset 1st Year of Reserve Funding			
2021 Maintenance - Proposed - NO RESERVES	\$ 3,424.00	\$	856.00
		\$	0.00

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CFW Treasurer 12.8.2020

Bldg.	Unit	Address	RESERVES		NO RESERVES	
			Quarterly	Annual	Quarterly	Annual
1	1730	1730 NW 124th Place	\$ 953	\$ 3,812	\$ 856	\$ 3,424
1	1732	1732 NW 124th Place	953	3,812	856	3,424
1	1733	1733 NW 124th Place	953	3,812	856	3,424
1	1734	1734 NW 124th Way	953	3,812	856	3,424
1	1736	1736 NW 124th Place	953	3,812	856	3,424
1	1737	1737 NW 124th Place	953	3,812	856	3,424
1	1738	1738 NW 124th Way	953	3,812	856	3,424
1	1739	1739 NW 124th Way	953	3,812	856	3,424
1	1740	1740 NW 124th Place	953	3,812	856	3,424
1	1741	1741 NW 124th Place	953	3,812	856	3,424
1	1742	1742 NW 124th Way	953	3,812	856	3,424
1	1743	1743 NW 124th Way	953	3,812	856	3,424
1	1744	1744 NW 124th Place	953	3,812	856	3,424
1	1745	1745 NW 124th Place	953	3,812	856	3,424
1	1746	1746 NW 124th Way	953	3,812	856	3,424
1	1747	1747 NW 124th Way	953	3,812	856	3,424
1	1748	1748 NW 124th Place	953	3,812	856	3,424
1	1749	1749 NW 124th Place	953	3,812	856	3,424
1	1750	1750 NW 124th Way	953	3,812	856	3,424
1	1751	1751 NW 124th Way	953	3,812	856	3,424
1	1752	1752 NW 124th Place	953	3,812	856	3,424
1	1753	1753 NW 124th Place	953	3,812	856	3,424
1	1754	1754 NW 124th Way	953	3,812	856	3,424
1	1755	1755 NW 124th Way	953	3,812	856	3,424
1	1756	1756 NW 124th Place	953	3,812	856	3,424
1	1757	1757 NW 124th Place	953	3,812	856	3,424
1	1758	1758 NW 124th Way	953	3,812	856	3,424
1	1759	1759 NW 124th Way	953	3,812	856	3,424
1	1760	1760 NW 124th Place	953	3,812	856	3,424
1	1761	1761 NW 124th Place	953	3,812	856	3,424
1	1762	1762 NW 124th Way	953	3,812	856	3,424
1	1763	1763 NW 124th Way	953	3,812	856	3,424
1	1764	1764 NW 124th Place	953	3,812	856	3,424
1	1765	1765 NW 124th Place	953	3,812	856	3,424
1	1766	1766 NW 124th Way	953	3,812	856	3,424
1	1768	1768 NW 124th Place	953	3,812	856	3,424
1	1769	1769 NW 124th Place	953	3,812	856	3,424
1	1770	1770 NW 124th Way	953	3,812	856	3,424
1	1772	1772 NW 124th Place	953	3,812	856	3,424
1	1773	1773 NW 124th Place	953	3,812	856	3,424
1	1774	1774 NW 124th Way	953	3,812	856	3,424

1	1776	1776 NW 124th Place	953	3,812	856	3,424
1	1778	1778 NW 124th Place	953	3,812	856	3,424
1	1779	1779 NW 124th Place	953	3,812	856	3,424
1	1780	1780 NW 124th Place	953	3,812	856	3,424
1	1781	1781 NW 124th Place	953	3,812	856	3,424
1	1782	1782 NW 124th Place	953	3,812	856	3,424
1	1783	1783 NW 124th Place	953	3,812	856	3,424
1	1784	1784 NW 124th Place	953	3,812	856	3,424
1	1785	1785 NW 124th Place	953	3,812	856	3,424
1	1787	1787 NW 124th Way	953	3,812	856	3,424
1	1788	1788 NW 124th Place	953	3,812	856	3,424
1	1789	1789 NW 124th Place	953	3,812	856	3,424
1	1790	1790 NW 124th Way	953	3,812	856	3,424
1	1791	1791 NW 124th Way	953	3,812	856	3,424
1	1793	1793 NW 124th Place	953	3,812	856	3,424
1	1794	1794 NW 124th Way	953	3,812	856	3,424
1	1795	1795 NW 124th Way	953	3,812	856	3,424
1	1797	1797 NW 124th Place	953	3,812	856	3,424
1	1798	1798 NW 124th Way	953	3,812	856	3,424
1	1799	1799 NW 124th Way	\$ 953	\$ 3,812	\$ 856	\$ 3,424