

Centra Falls West Homeowners Association, Inc
Adopted Operating Budget Partial Surplus w/ Reserve 30K

For the year Jan 1, 2023 thru Dec 31, 2023
61 Parcels

	Adopted Annual Budget 2022	Adopted Annual Budget 2023	Adopted Monthly Budget 2023
REVENUES			
6010 Maintenance Income	181168	232024	19335
6015 Reserve Assessments	39677	30000	2500
6050 Prior Year Surplus	23393	10000	833
	244238	272024	22669
EXPENSES			
<u>Administrative</u>			
7500 Accounting	5400	6000	500
7505 Legal Fees	7000	7000	583
7510 Property Management	10548	14340	879
7520 Annual Reports	125	175	10
7525 Taxes & Licenses	1000	1000	83
7530 Printing & Postage	1000	1000	83
7535 Miscellaneous Expense	1000	1000	83
7540 Meeting Expense	500	0	42
	26573	30515	2264
<u>Contract Services</u>			
7600 Lawn Maintenance	35000	35000	2917
7605 Janitorial Services	10000	10000	833
7606 Pool Maintenance	4500	4860	405
7607 Pest Control	2500	7600	633
NEW Hoover Pump	678	1356	113
	52678	58816	4901
<u>Insurance</u>			
7555 Insurance - Prop & GL	57932	84323	7027
7556 Insurance - Umbrella	1433	2085	174
7558 Insurance - Workers Comp	757	1098	91
7559 Insurance - D&O, Crime & Liability	13899	20248	1687
7560 Insurance - Finance Charges	1889	2739	228
	75910	110493	9208
*Actual insurance cost for 22-23 is \$93,482.86			
<u>Repair & Maintenance</u>			
7610 R&M - General	10000	10000	833
7615 R&M - Roadways/Pavers	15000	5000	417
7620 Annual Backflow Certification	600	600	50
7630 Equipment & Signage	1000	250	21
7650 Storm Drains Cleaning	900	1000	83
	27500	16850	1404
<u>Recreation</u>			
7200 Rec - Water - Clubhouse	650	750	63
7215 Rec - R&M - General	2000	2000	167
NEW Rec - Gym		800	67
7220 Rec - Phone & Internet	2700	2800	233
7225 Rec - Pool Repairs	2400	4000	333
	7750	10350	863
<u>Utilities</u>			
7030 Electricity - Irrigation	14250	15000	1250
	14250	15000	1250
TOTAL OPERATING EXPENSES	204661	242024	20169
7900 Reserve Funding	39677	30000	2500
TOTAL EXPENSES	244338	272024	22669

Centra Falls West Homeowners Association, Inc.
Adopted Payment Schedule
For the year Jan 1, 2023 thru Dec 31, 2023

	2022	2023	Inc/(Dec)
Total Annual Dues - Per Unit	3620.40	4295.48	675.08
Quarterly Dues - Per Unit	905.10	1073.87	168.77

Adopted and Approved: 11/16/2022

Signed By: *Erika OBryant*
Title: CFW Treasurer
Date: 11/17/2022