

Centra Falls West Homeowners Association, Inc
Adopted Operating Annual Budget w/ Reserves
For the fiscal period August 1, 2023 - July 31, 2024
61 Parcels

	Adopted Annual Budget 2023	Adopted Annual Budget 2024	Adopted Monthly Budget 2024
REVENUES			
6010 Maintenance Income	\$ 232,024	\$ 285,767	\$ 23,814
6015 Reserve Assessments	\$ 30,000	\$ 50,466	\$ 4,206
6055 Prior Year Surplus	\$ 10,000		
	\$ 272,024	\$ 336,233	\$ 28,019
EXPENSES			
Administrative			
7500 Accounting	\$ 6,000	\$ 6,000	\$ 500
7505 Legal Fees	\$ 7,000	\$ 7,000	\$ 583
7510 Property Management	\$ 14,340	\$ 14,340	\$ 1,195
7520 Annual Reports	\$ 175	\$ 175	\$ 15
7525 Taxes & Licenses	\$ 1,000	\$ 1,000	\$ 83
7530 Printing & Postage	\$ 1,000	\$ 1,000	\$ 83
7535 Miscellaneous Expense	\$ 1,000	\$ 500	\$ 42
NEW Technology		\$ 800	\$ 67
7540 Meeting Expense		\$ 500	\$ 42
	\$ 30,515	\$ 31,315	\$ 2,610
Contract Services			
7600 Lawn Maintenance	\$ 35,000	\$ 53,000	\$ 4,417
7605 Janitorial Services	\$ 10,000	\$ 10,080	\$ 840
7606 Pool Maintenance	\$ 4,860	\$ 5,040	\$ 420
7607 Pest Control	\$ 7,600	\$ 1,000	\$ 83
7609 Hoover Pump	\$ 1,356	\$ 1,356	\$ 113
	\$ 58,816	\$ 70,476	\$ 5,873
Insurance			
7555 Insurance - Prop & GL	\$ 84,323	\$ 126,650	\$ 10,554
7556 Insurance - Umbrella	\$ 2,085	\$ 1,223	\$ 102
7558 Insurance - Workers Comp	\$ 1,098	\$ 1,136	\$ 95
7559 Insurance - Equip & Legal Defense	\$ 20,248	\$ 2,117	\$ 176
7560 Insurance - Finance Charges	\$ 2,739	\$ 3,900	\$ 325
	\$ 110,493	\$ 135,026	\$ 11,252
Repair & Maintenance			
7610 R&M - General	\$ 10,000	\$ 10,000	\$ 833
7615 R&M - Roadways/Pavers	\$ 5,000	\$ 5,000	\$ 417
7620 Annual Backflow Certification	\$ 600	\$ 600	\$ 50
7630 Equipment & Signage	\$ 250	\$ 250	\$ 21
7650 Storm Drains Cleaning	\$ 1,000	\$ 1,000	\$ 83
	\$ 16,850	\$ 16,850	\$ 1,404
Recreation			
7200 Rec - Water - Clubhouse	\$ 750	\$ 1,500	\$ 125
7215 Rec - R&M - General	\$ 2,000	\$ 2,000	\$ 167
NEW Rec - Gym	\$ 800	\$ 1,000	\$ 83
7260 Rec - Phone & Internet	\$ 2,800	\$ 2,800	\$ 233
NEW Holiday Lighting	\$ -	\$ 5,800	\$ 483
7255 Rec - Pool Repairs	\$ 4,000	\$ 2,000	\$ 167
	\$ 10,350	\$ 15,100	\$ 1,258
Utilities			
7030 Electricity - Irrigation	\$ 15,000	\$ 17,000	\$ 1,417
	\$ 15,000	\$ 17,000	\$ 1,417
TOTAL OPERATING EXPENSES	\$ 242,024	\$ 285,767	\$ 23,814
7900 Reserve Funding	\$ 30,000	\$ 50,466	\$ 4,206
TOTAL EXPENSES	\$ 272,024	\$ 336,233	\$ 28,019

Centra Falls West Homeowners Association, Inc.
Adopted Payment Schedule
For the fiscal period August 1, 2023 - July 31, 2024
61 Parcels

	2023	2024	Inc/(Dec)
Total Annual Dues - Per Unit	\$ 4,295.48	\$ 5,512.02	\$ 1,216.54
Quarterly Dues - Per Unit	\$ 1,073.87	\$ 1,378.00	\$ 304.13

Adopted and Approved: August 28, 2023
 Signed by: Erika O'Bryant
 Print Name: Erika O'Bryant
 Title: Treasurer & Secretary
 Date: August 29, 2023