

Centra Falls West Homeowners Association, Inc.			
Proposed Budget August 1st 2024 to July 31st 2025			
GL Account #	Account Description	2023-2024 Annual Budget	2024-2025 Proposed Budget
4070	Maintenance Assesments	\$285,767.00	\$272,692.00
4025	Reserve Assesments	\$50,466.00	\$63,540.00
Total Income		\$336,233.00	\$336,232.00
Administrative			
4815	Prior operating Deficit	\$0.00	\$11,412.84
5010	Bad Debt	\$0.00	\$0.00
5090	Office Supplies	\$0.00	\$1,200.00
5210	Postage	\$1,000.00	\$0.00
5195	Corporate Annual Report	\$175.00	\$175.00
5198	Miscellaneous Expense	\$500.00	\$500.00
5200	Meeting room	\$500.00	\$0.00
5115	Website	\$800.00	\$800.00
Total Administrative		\$2,975.00	\$14,087.84
Insurance			
5400	Insurance - Property & GL	\$126,650.00	\$127,237.00
5400	Insurance - Umbrella	\$1,223.00	\$1,190.00
5400	Insurance - Workers comp	\$1,136.00	\$509.00
5400	Insurance - Legal defense	\$2,117.00	\$521.00
5400	Insurance - Finance charges	\$3,900.00	\$4,703.96
Total Insurance		\$135,026.00	\$134,160.96
Utilities			
6000	Electric Service	\$17,000.00	\$15,000.00
6025	Water Service	\$1,500.00	\$1,500.00
6050	Telephone & Internet Service	\$2,800.00	\$2,500.00
Total Utilities		\$21,300.00	\$19,000.00
Operations			
6300	Permits & Liscenses	\$1,000.00	\$1,000.00
6310	Backflow Device Inspection	\$600.00	\$600.00
Total Operations		\$1,600.00	\$1,600.00
Landscape Services			
6100	Grounds & Landscaping - Contract	\$26,390.00	\$43,200.00
6145	Mulch	\$7,800.00	\$0.00
6160	Tree and Palm Pruning	\$5,715.00	\$0.00
6199	Annuals - Landscape other	\$3,060.00	\$0.00
6125	Palm Fertilization	\$2,460.00	\$0.00
6130	Landscape pest control management (Trees)	\$3,200.00	\$0.00
6299	Irrigation services	\$1,500.00	\$0.00
6115	Granular fertilization	\$2,800.00	\$0.00

Total Landscape		\$53,000.00	\$43,200.00
Contracted Services			
6412	Janiatorial Contract	\$10,080.00	\$5,400.00
6434	Pest Control Services	\$1,000.00	\$1,000.00
6438	Pool Management	\$5,040.00	\$5,040.00
6495	Hoover Pump	\$1,356.00	\$1,356.00
6570	Fitness center / Gym	\$1,000.00	\$1,500.00
6615	R&M - General / Supplies	\$2,000.00	\$2,000.00
5035	Holiday Lights	\$5,800.00	\$2,100.00
Total Contracted Services		\$26,276.00	\$18,396.00
Repair and Maintenance			
6600	General Repair & Maintenance	\$10,000.00	\$13,159.20
6635	Roadways/Pavers	\$5,000.00	\$3,000.00
6700	Pool repairs	\$2,000.00	\$3,000.00
6750	Equipment & Signage	\$250.00	\$600.00
6755	Storm Drains Cleaning	\$1,000.00	\$1,400.00
	Contingency	\$0.00	\$0.00
Total Repair and Maintenance		\$18,250.00	\$21,159.20
Professional Services			
7000	Audit & Tax Services	\$6,000.00	\$1,500.00
7020	Legal Services	\$7,000.00	\$4,000.00
7040	Management Fees	\$14,340.00	\$15,588.00
Total Professional Services		\$27,340.00	\$21,088.00
Reserve Expenses			
9105	Reserve Contribution Expense	\$50,466.00	\$53,540.00
	Prior Reserves Deficit Funding		\$10,000.00
Total Reserves Expenses		\$50,466.00	\$63,540.00
Total Expense		\$336,233.00	\$336,232.00
Net Income/loss		\$0.00	\$0.00
Maintenance Fee		<u>2023 - 2024</u>	<u>Aug 2024 - Jul 2025</u>
Number of Units:			
61	\$	1,378	\$ 1,378.00

Adopted and Approved: July 8, 2024
Signed By: Erika O'Bryant
Title: Treasurer & Secretary