



Homeowners Association, Inc. ¹

Estimated Operating Budget 2019

Accounting Cost Code		Completed Community ³
	REVENUE:	
51000	Owner Assessment Revenue ^{2,3}	\$ 193,980
525,007,000	Key Fobs / Garage Door Openers / Interest	-
	TOTAL ESTIMATED REVENUE	\$ 193,980
	OPERATING COSTS:	
	General Operating Costs	
	Administrative	
61005	Accounting ⁴	\$ 3,500
61010	Bad Debts ⁵	1,000
61015	Legal Fees ⁶	2,500
61020	Annual Report, Licenses, Etc. ⁷	500
61030	Printing & Postage ⁸	600
62000	Miscellaneous ⁹	600
	Subtotal	8,700
	Insurance	
62005	General Liability & Property Package Policy ¹⁰	27,500
62010	Flood ¹¹	-
62015	Umbrella ¹²	1,500
62020	Directors & Officers (D&O) ¹³	1,600
62025	Crime and Fidelity Bond ¹⁴	1,100
62030	Workman's Compensation ¹⁵	720
	Subtotal	32,420
	Utilities - Non-Recreational Areas	
63005	Electric - Common Areas ¹⁶	11,200
64000	Electric - Irrigation ¹⁷	2,500
	Subtotal	13,700
	Contracts	
64005	Janitorial - Grounds ¹⁸	5,500
64010	Lawn, Landscape and Irrigation Maintenance ¹⁹	41,000
64015	Property Management ²⁰	10,980
	Subtotal	57,480
	Repairs & Maintenance (R&M)	
65005	R&M General ²¹	6,800
65007	Back flow Certifications - annual fee	600
65010	R&M Roadways ²²	17,580
65015	Tree Trimming ²³	4,200
65025	Contingency ²⁵	830
	Subtotal	30,010
	SUBTOTAL - GENERAL OPERATING COSTS	142,310
67005	Water Usage - Units ²⁶	-
	Recreation Operating Costs (Cabana/Pool)	
67505	Lawn, Landscape and Irrigation Maintenance ²⁷	3,600
67510	R&M General ²⁸	5,000
67515	Pool Maintenance ²⁹	7,100
67520	Janitorial Services ³⁰	17,250
67025	Electric - Cabana ³¹	1,500
67530	Electric - Pool Heater ³²	9,000
67535	Water and Sewer ³³	4,800
67537	Fire Sprinkler Alarm Monitoring	1,000
67540	Security Alarm Monitoring (Cabana Only) ³⁴	420
67550	Cable TV	1,000
67545	Contingency ³⁵	1,000
	SUBTOTAL - RECREATIONAL OPERATING COSTS	51,670
	TOTAL ESTIMATED OPERATING COSTS	\$ 193,980

Number of Units in Centra Falls West HOA	61
Estimated Monthly Homeowner Assessment	\$ 265
Estimated Annual Homeowner Assessment	\$ 3,180