

**Centra Falls West Homeowners Association, Inc.**  
**Adopted Operating Budget**  
**For the year January 1, 2020 through December 31, 2020**

		Adopted Annual Budget 2019	Proposed Annual Budget 2020	Proposed Monthly Budget 2020
<b>REVENUES</b>				
6010	Maintenance Income	\$ 193,980	\$ 208,850	\$ 17,404
6020	Key Income	-	-	-
6025	Miscellaneous Income	-	-	-
6040	Interest Income	-	-	-
		\$ 193,980	\$ 208,850	\$ 17,404
<b>EXPENSES</b>				
Administrative				
7500	Accounting	3,500	5,400	450
7505	Legal Fees	2,500	7,500	625
7510	Property Management	10,980	10,980	915
7515	Bad Debts	1,000	1,000	83
7520	Annual Reports	500	500	42
7525	Taxes & Licenses	-	1,000	83
7530	Printing & Postage	600	600	50
7535	Miscellaneous Expense	600	600	50
7540	Meeting Expenses	-	2,000	167
7545	Reserve Study	-	3,500	292
		19,680	33,080	2,757
Insurance				
7555	Insurance - Prop & GL	27,500	48,000	4,000
7556	Insurance - Umbrella	1,500	1,500	125
7557	Insurance - Crime	1,100	-	-
7558	Insurance - Workers Comp	720	720	60
7559	Insurance - D&O, Crime & Liability	1,600	5,900	492
		32,420	56,120	4,677
Contract Services				
7600	Lawn Maintenance	41,000	41,000	3,417
7605	Janitorial Services	5,500	8,100	675
7606	Pool Maintenance	-	4,500	375
		46,500	53,600	4,467

**Centra Falls West Homeowners Association, Inc.**  
**Adopted Operating Budget**  
**For the year January 1, 2020 through December 31, 2020**

		Adopted Annual Budget 2019	Proposed Annual Budget 2020	Proposed Monthly Budget 2020
<b>Repair &amp; Maintenance</b>				
7610	R&M - General	6,800	12,000	1,000
7615	R&M - Roadways	17,580	7,500	625
7620	Annual Backflow Certification	600	600	50
7625	Tree Trimming	4,200	2,800	233
7630	Equipment & Signage	-	1,000	83
7635	Contingency	830	830	69
7640	R&M - Special Projects	-	5,000	417
		30,010	29,730	2,478
<b>Utilities</b>				
7030	Electric - Irrigation	2,500	1,250	104
7035	Electric - Common Areas	11,200	10,000	833
		13,700	11,250	938
<b>Recreation</b>				
7200	Rec - Water - Clubhouse	-	250	21
7205	Rec - Electric - Cabana	1,500	3,000	250
7210	Rec - Landscaping	3,600	3,600	300
7215	Rec - R&M - General	5,000	2,000	167
7220	Rec - Cable TV	1,000	1,000	83
7225	Rec - Contingency	1,000	1,000	83
7230	Rec - Electric/Gas - Pool Heater	9,000	3,500	292
7235	Rec - Water - Pool	4,800	2,400	200
7240	Rec - Fire Alarm Monitoring	1,000	1,000	83
7245	Rec - Alarm Monitoring (Cabana)	420	420	35
7250	Rec - Janitorial Supplies	17,250	4,500	375
7255	Rec - Pool Repairs	7,100	2,400	200
		51,670	25,070	2,089
<b>TOTAL EXPENSES</b>		\$ 193,980	\$ 208,850	\$ 17,404
<b>Net Income/(loss)</b>		\$ -	\$ -	\$ -

**Centra Falls West Homeowners Association, Inc.**  
**Adopted Payment Schedule**  
**For the year January 1, 2020 through December 31, 2020**

	<b>2019</b>		<b>2020</b>		<b>Inc/(Dec)</b>
Total Annual Dues - Per Unit	\$ 3,180	\$	3,424	\$	244
Quarterly Dues - Per Unit	\$ 795	\$	856	\$	61