

**Centra Falls West Homeowners Association, Inc.**  
**Adopted Operating Budget With Reserves of \$39677**  
**For the year January 1, 2022 through December 31, 2022**  
**61 Parcels**

	<b>Adopted Annual Budget 2021</b>	<b>Adopted Annual Budget 2022</b>	<b>Adopted Monthly Budget 2022</b>
<b>REVENUES</b>			
6010 Maintenance Income	\$ 208,864	\$ 181,168	\$ 15,097
6015 Reserve Assessments	-	39,677	3,306
6050 Prior Year Surplus	3,552	23,393	1,949
	<u>\$ 212,416</u>	<u>\$ 244,238</u>	<u>\$ 20,353</u>
<b>EXPENSES</b>			
<u>Administrative</u>			
7500 Accounting	5,400	5,400	450
7505 Legal Fees	13,572	7,000	583
7510 Property Management	10,248	10,548	879
7520 Annual Reports	500	125	10
7525 Taxes & Licenses	1,000	900	75
7530 Printing & Postage	1,100	1,000	83
7535 Miscellaneous Expense	1,100	1,000	83
7540 Meeting Expenses	1,000	500	42
	<u>33,920</u>	<u>26,473</u>	<u>2,206</u>
<u>Contract Services</u>			
7600 Lawn Maintenance	35,000	35,000	2,917
7605 Janitorial Services	10,000	10,000	833
7606 Pool Maintenance	4,500	4,500	375
7607 Pest Control	3,575	2,500	208
New Hoover Pump		678	57
	<u>53,075</u>	<u>52,678</u>	<u>4,390</u>
<u>Insurance</u>			
7555 Insurance - Prop & GL	50,177	57,932	4,828
7556 Insurance - Umbrella	1,197	1,433	119
7558 Insurance - Workers Comp	750	757	63
7559 Insurance - D&O, Crime & Liability	11,038	13,899	1,158
7560 Insurance - Finance Charges	1,550	1,889	157
	<u>64,711</u>	<u>75,910</u>	<u>6,326</u>
<u>Repair &amp; Maintenance</u>			
7610 R&M - General	11,974	10,000	833
7615 R&M - Roadways/Pavers	7,500	15,000	1,250
7620 Annual Backflow Certification	600	600	50
7625 Tree Trimming	2,800	-	-
7630 Equipment & Signage	1,000	1,000	83
7645 Engineering (Hillman)	10,000	-	-
7650 Storm Drains Cleaning	3,000	900	75
	<u>36,874</u>	<u>27,500</u>	<u>2,292</u>
<u>Recreation</u>			
7200 Rec - Water - Clubhouse	550	650	54
7215 Rec - R&M - General	2,000	2,000	167
7260 Rec - Phone & Internet	3,636	2,700	225
7240 Rec - Fire Alarm Monitoring	1,000	-	-
7255 Rec - Pool Repairs	2,400	2,400	200
	<u>9,586</u>	<u>7,750</u>	<u>646</u>
<u>Utilities</u>			
7030 Electricity-Irrigation	14,250	14,250	1,188
	<u>14,250</u>	<u>14,250</u>	<u>1,188</u>
<b>TOTAL OPERATING EXPENSES</b>	<u><b>212,416</b></u>	<u><b>204,561</b></u>	<u><b>17,047</b></u>
7900 Reserve Funding	-	39,677	3,306
<b>Total Expenses</b>	<u><b>212,416</b></u>	<u><b>244,238</b></u>	<u><b>20,353</b></u>

**Centra Falls West Homeowners Association, Inc.**  
**Adopted Payment Schedule**  
**For the year January 1, 2022 through December 31, 2022**

	<b>2021</b>	<b>2022</b>	<b>Inc/(Dec)</b>
Total Annual Dues - Per Unit	3,424.00	3,620.41	196.41
Quarterly Dues - Per Unit	856.00	905.10	49.10