

CVCA Budget 2012

	<i>Approved</i>	
INCOME:	2012	
DUES	157,248	63 homes at \$208
UTILITY FEES	62,000	\$82
LATE FEE/NSF CHARGES	175	
GROSS INCOME:	\$219,423	\$290
EXPENSES: (OPERATING)		
ACCOUNTING	1,400	x
ADMINISTRATION	3,500	x
CONTINGENCY	980	x
ELECTRIC	6,700	x
FURNACE/AC MAINTENANCE	6,000	x
GAS	26,700	x
GENERAL MTC. & REPAIR	7,000	x
INSURANCE (G/L - Package)	14,831	x
(Fidelity)	502	x
(D&O)	883	x
(Worker's Comp)	1,293	x
LANDSCAPING	1,000	x
LEGAL	1,200	x
(Legal Reimb. For Collections)	(900)	x
LIGHT MAINTENANCE	1,500	x
MANAGEMENT FEES	11,340	x
SECURITY GATE MTC.	750	x
ROOF REPAIR	4,300	x
SNOW REMOVAL	550	x
SPRINKLER REPAIR	600	x
TELEPHONE	1,320	x
TRASH	1,800	x
WAGES (Nestor)	33,240	x
(plus Payroll taxes & Emp. Cont.)	3,129	x
WAGES (Assistant)	1,500	x
WATER	29,300	x
TOTAL OPERATING EXPENSES:	\$160,418	
RESERVE ALLOCATIONS:		
CONSOLIDATED	59,005	x plus \$980 Contingency if not used Reserve Study at \$93k per year
TOTAL BUDGET REQUIREMENT:	\$219,423	x
SURPLUS (SHORTAGE):	0	
PER UNIT:	\$0.00	
Balanced Budget		