

CIMA VISTA CONDOMINIUM OWNERS ASSOCIATION, INC.							
2022 Operating Budget							
	July						
	2021		2020	2021	2022		
Income:	YTD Actual	58% of Year	Budget	Budget	Budget	Delta	Comments
Monthly Dues - \$240 a Month	238,080	58.22%	374,880	408,960	408,960	0	NO INCREASE
Interest Income	0	0.00%	300	300	0	(300)	
Key and Card Fees	70	35.00%	200	200	100	(100)	
Late fee-Nsf Charges - bad checks	728	36.40%	2,000	2,000	1,000	(1,000)	
Fines / Misc Income	1,100	220.00%	500	500	500	0	
Total Revenue:	\$239,978	58.25%	\$377,880	\$411,960	\$410,560	(1,400)	
Expenses:							
Accounting Fees	0	0.00%	400	1,500	3,000	1,500	Audit in 2020, and 2021
Administration Costs	2820	62.67%	4,500	4,500	4,500	0	Should stay stable with no more bank fees.
Camera System	0	0.00%	2,000	2,000	2,000	0	Large Repairs from Reserves
Dog Poop	2290	45.80%	5,000	5,000	5,000	0	Irresponsible dog owners
Electric	1051	50.05%	2,100	2,100	2,100	0	
Fence/Wall Repair	0	0.00%	2,000	2,000	2,000	0	
Fire Security/Control	0	0.00%	300	300	0	(300)	
Gate-Maintenance	1974	65.80%	3,000	3,000	5,000	2,000	
General Mx and Repair	2976	24.80%	17,000	12,000	5,000	(7,000)	Large Projects from Reserves
Gutter Clean/Repair	4260	0.00%	0	250	5,000	4,750	All New Gutters
Insurance Property/Liability	59186	62.30%	60,000	95,000	97,500	2,500	Hoping Small Increase
Keys	0	0.00%	100	0	0	0	
Landscaping	350	14.00%	2,000	2,500	1,500	(1,000)	
Lawn Contract	11461	59.58%	18,800	19,236	20,436	1,200	Based on Actuals
Legal Expense	6997	699.70%	1,500	1,000	4,000	3,000	FHA, Admin Complaints, etc.
Light (Electric) Maint/Repair	220	29.33%	1,500	750	750	0	All New LED's
Management Fees	13305	63.36%	21,000	21,000	22,800	1,800	1st inc. since 2017, 5 yr avg. at 1.7%
Online Meeting Expense	0	0.00%	280	140	140	0	
Pest Control	0	0.00%	500	500	500	0	
Professional	0	0.00%	1,200	500	500	0	Reserve Study / Engineer
Roof Repair	0	0.00%	0	0	0	0	New Roofs, Warranty
Sign Repair/Replacement	0	0.00%	500	250	250	(250)	
Snow Removal	16274	180.82%	10,000	9,000	12,000	3,000	2021 Spring was HEAVY
Sprinkler Repair	2145	47.67%	4,000	4,500	3,750	(750)	
Street Repair/Sweep	795	159.00%	3,000	500	1,000	500	Large Repairs from Reserves
Telephone / Internet	1387	64.57%	2,650	2,148	2,350	202	Based on Actuals
Trash	10155	51.55%	17,550	19,700	16,788	2,150	New Contractor
Water/Sewer	127,000	107.63%	115,000	118,000	122,000	4,000	Possible Increase
Total Operating Expenses:	264,646	80.84%	295,880	327,374	339,864	12,490	
Reserve Allocation Consolidated:	50,499	59.70%	82,000	84,586	70,696	(13,890)	Minor Decrease to Balance
Total Expense:	\$315,145	76.50%	\$377,880	\$411,960	\$410,560	(1,400)	
Surplus (Shortage):	(\$75,167)		\$0	\$0	\$0		