

Beaver Run Homeowners Association 2018 Budget

	2018 Budget		
REVENUES			
Operating Assessment	\$ 2,261,415	Due to support Operating Expenses for the Association	
Utility Assessment	1,065,857	Dues to pay for all the utilities	
Unit Liability Assessment	137,503	Dues for individual homeowners insurance policies (purchased in bulk to ensure adequate coverage and pricing)	
CAMM (Reserve) Assessment	968,249	CAMM - Capital and Major Maintenance Fund- (Also referred to as reserve assessments)	
Employee Housing Rental Income	57,586	Income received from units owned by Association	
Other	301,828	Other income from various sources	
Total Revenues	\$ 4,792,438		
DEPT OPERATING EXPENSES			
Utilities	\$ 1,065,857	Includes all water, sewer, trash, gas and electrical for the common areas	22.2%
Transportation	136,038	Service provide for shuttles	2.8%
Recreation	124,062	Pool and other common rec areas	2.6%
Security	218,875	Property Security Service	4.6%
Maintenance	920,889	Property Maintenance Service	19.2%
Janitorial	246,829	Property cleaning services	5.2%
Administration	614,346	Admin expenses such as personnel, audit, basic business expenses	12.8%
Total Dept Operating Expenses	\$ 3,326,896		69.4%
FIXED EXPENSES			
Management Fee	\$ 90,000	Mgmt fee to Bridge Hosp	1.9%
Property Taxes	6,540	Small taxes for personal property	0.1%
Insurance	177,465	Property Insurance (not individual unit insurance)	3.7%
Rent - Land & Bldg.	85,785	Rent expense to occupy spaces not owned by assn	1.8%
Unit Liability Insurance Expense (Contra CAMM Revenue)	137,503	Individual unit owners insurance policy	2.9%
	968,249	Reserve Funds*	20.2%
Total Fixed Expenses	\$ 1,465,543		30.6%
OPERATING SURPLUS (DEFICIT)	\$ (0)		

* Reserve (CAMM) Funds includes long term maintenance, replacement and improving the following:

- HOA Capitalized prop
- Technology
- HOA Personal Computers
- Building Exterior
- Building Internal
- Electrical & Mechanical
- Furniture Fixtures & Decor
- Grounds