Beaver Run Homeowners Association 2020 Budget-Final

REVENUES

REVENUES			
Operating Assessment	\$ 2,846,045	Due to support Operating Expenses for the Association	
Utility Assessment	1,011,286	Dues to pay for all the utilities	
Unit Liability Assessment	145,673	Dues for individual homeowners insurance policies (purchased in bulk to ensure adequate coverage and pricing)	
CAMM Assessment	1,017,266	CAMM - Capital and Major Maintenance Fund- (Also referred to as reserve assessments)	
Employee Housing Rental Income		Income received from units owned by Association	
Other	358,515	Other income from various sources	
Total Revenues	\$ 5,431,723	_	
DEPT OPERATING EXPENSES			
Utilities	\$ 1,011,286	Includes all water, sewer, trash, gas and electrical for the common areas	18.6%
Transportation	162,411	Service provide for shuttles	3.0%
Recreation	141,352	Pool and other common rec areas	2.6%
Security	246,571	Property Security Service	4.5%
Maintenance	1,180,520	Property Maintenance Service	21.7%
Janitorial	252,839	Property cleaning services	4.7%
Administration	 729,241	_Admin expenses such as personnel, audit, basic business expenses	13.4%
Total Dept Operating Expenses	\$ 3,724,220		68.6%
FIXED EXPENSES			
Management Fee	\$ 90,000	Mgmt fee to Bridge Hosp	1.7%
Property Taxes	7,200	Small taxes for personal property	0.1%
Insurance	204,321	Property Insurance (not individual unit insurance)	3.8%
Rent - Land & Bldg.	90,289	Rent expense to occupy spaces not owned by assn	1.7%
Unit Liability Insurance Expense		Individual unit owners insurance policy	2.7%
(Contra CAMM Revenue)	 1,017,266	Reserve Funds*	18.7%
Total Fixed Expenses	\$ 1,554,749		28.6%
OPERATING SURPLUS (DEFICIT)	\$ 152,754		

^{*} 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