

## Beaver Run Homeowners Association 2021 Budget

<b>REVENUES</b>			
Operating Assessment	\$ 2,808,308	Due to support Operating Expenses for the Association	
Utility Assessment	1,038,158	Dues to pay for all the utilities	
Unit Liability Assessment	160,235	Dues for individual homeowners insurance policies (purchased in bulk to ensure adequate coverage and pricing)	
CAMM Assessment	1,042,698	CAMM - Capital and Major Maintenance Fund- (Also referred to as reserve assessments)	
Employee Housing Rental Income	52,939	Income received from units owned by Association	
Other	<u>272,692</u>	Other income from various sources	
<b>Total Revenues</b>	<b>\$ 5,375,029</b>		
<b>DEPT OPERATING EXPENSES</b>			
Utilities	\$ 1,038,158	Includes all water, sewer, trash, gas and electrical for the common areas	19.3%
Transportation	145,084	Service provide for shuttles	2.7%
Recreation	154,052	Pool and other common rec areas	2.9%
Security	216,753	Property Security Service	4.0%
Maintenance	1,223,229	Property Maintenance Service	22.8%
Janitorial	283,350	Property cleaning services	5.3%
Administration	<u>673,208</u>	Admin expenses such as personnel, audit, basic business expenses	<u>12.5%</u>
<b>Total Dept Operating Expenses</b>	<b>\$ 3,733,835</b>		<b>69.5%</b>
<b>FIXED EXPENSES</b>			
Management Fee	\$ 85,500	Mgmt fee to Bridge Hosp	1.6%
Property Taxes	10,000	Small taxes for personal property	0.2%
Insurance	245,185	Property Insurance (not individual unit insurance)	4.6%
Rent - Land & Bldg.	92,541	Rent expense to occupy spaces not owned by assn	1.7%
Unit Liability Insurance Expense (Contra CAMM Revenue)	160,235	Individual unit owners insurance policy	3.0%
<b>Total Fixed Expenses</b>	<b>\$ 1,636,159</b>	Reserve Funds*	<u>19.4%</u>
<b>OPERATING SURPLUS (DEFICIT)</b>	<b>\$ <u>5,035</u></b>		

\* 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