

## CBCA Proposed 2024 Budget

OPERATING	2022			2023				2024	Change	
Expense Type	Budget	Expense	Remaining	Budget	Expense*	Estimate	Remaining	Proposed	from 2023	
Flat Rate Lawn Care/Snow	100,000.00	\$ 100,000.00	\$ -	\$ 100,000	\$ 100,000.00	\$ 19,400.00	\$ (19,400.00)	\$ 116,000	\$ 16,000	1
Roof Raking (as needed)	500.00	\$ -	\$ 500.00	\$ 500	\$ -	\$ -	\$ 500.00	\$ 400	\$ (100)	2
Pest Control	2,200.00	\$ 1,115.00	\$ 1,085.00	\$ 2,200	\$ 1,140.00	\$ -	\$ 1,060.00	\$ 2,200	\$ -	
Repairs	1,100.00	\$ 1,615.32	\$ (515.32)	\$ 3,000	\$ 262.71	\$ 500.00	\$ 2,237.29	\$ 1,500	\$ (1,500)	3
Insurance	38,800.00	\$ 38,538.00	\$ 262.00	\$ 40,547	\$ 33,912.50	\$ 5,228.00	\$ 1,406.50	\$ 36,000	\$ (4,547)	4
Storm water bill	8,750.00	\$ 8,398.12	\$ 351.88	\$ 9,200	\$ 6,450.46	\$ 1,460.00	\$ 1,289.54	\$ 9,500	\$ 300	5
Taxes	1,800.00	\$ -	\$ 1,800.00	\$ 3,000	\$ 122.00	\$ -	\$ 2,878.00	\$ 5,000	\$ 2,000	6
Accounting	4,800.00	\$ 5,106.74	\$ (306.74)	\$ 5,700	\$ 4,324.52	\$ 1,000.00	\$ 375.48	\$ 6,000	\$ 300	
Office Expense	300.00	\$ 273.00	\$ 27.00	\$ 500	\$ 276.94	\$ 200.00	\$ 23.06	\$ 550	\$ 50	
Meeting Expense	150.00	\$ 470.72	\$ (320.72)	\$ 500	\$ 350.58	\$ 300.00	\$ (150.58)	\$ 600	\$ 100	7
Contingency	\$ -	\$ -	\$ -	\$ 1,175	\$ -	\$ -	\$ 1,175.00	\$ 450	\$ (725)	8
<b>Total</b>	<b>\$ 158,400</b>	<b>\$ 155,516.90</b>	<b>\$ 2,883.10</b>	<b>\$ 166,322</b>	<b>\$ 146,839.71</b>	<b>\$ 28,088.00</b>	<b>\$ (8,605.71)</b>	<b>\$ 178,200</b>	<b>\$ 11,878</b>	

Annual Per Unit	\$ 2,400.00			\$ 2,520.03				\$ 2,700.00
Monthly Per Unit	\$ 210.00			\$ 210.00				\$ 225.00

**\* thru 09/30/2023**

**1** Using new contract for 2023-2024

**2** Required to obtain reasonable insurance premiums

**3** Reduced to past 2 year average - needed to treat tree  
& other potential non-reserve repairs

**4** Assumes 10% increase for Aug-Dec 2024

**5** Assumes 7% increase for 6 months

**6** Assumes income level substantially higher than 2022

**7** Assumes continued use of Zoom for Board meetings

**8** Added to provide contingency funds for overages

## CBCA Proposed 2024 Budget

RESERVES	2022			2023				2024 Proposed	Change from 2023
	Budget	Expense	Remaining	Budget	Expense*	Estimate	Remaining		
Entries/Shutters	\$ 1,000	569.00	\$ 431.00	\$ 2,000	\$ 58.54	\$ 300.00	\$ 1,641.46	\$ 2,000	\$ -
Lintels	\$ -	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roofs	\$ 6,000	10,568.86	\$ (4,568.86)	\$ 8,000	\$ 5,230.00	\$ 1,000.00	\$ 1,770.00	\$ 363,000	\$ 355,000
Decks	\$ 12,000	1,837.00	\$ 10,163.00	\$ 8,000	\$ -	\$ 4,000.00	\$ 4,000.00	\$ 8,000	\$ -
Siding/Gutters	\$ 10,000	8,744.93	\$ 1,255.07	\$ 16,000	\$ 3,602.00	\$ -	\$ 12,398.00	\$ 16,000	\$ -
Concrete	\$ 10,000	8,214.00	\$ 1,786.00	\$ 12,000	\$ 3,295.00	\$ -	\$ 8,705.00	\$ 12,000	\$ -
Landscaping (since 2020)	\$ 12,000	11,701.66	\$ 298.34	\$ 10,000	\$ 13,672.80	\$ 8,000.00	\$ (11,672.80)	\$ 10,000	\$ -
Retaining Walls (since 2015)	\$ 20,000	3,692.50	\$ 16,307.50	\$ 15,000	\$ 1,899.00	\$ 5,000.00	\$ 8,101.00	\$ 15,000	\$ -
<b>Total</b>	<b>\$ 71,000</b>	<b>\$ 45,327.95</b>	<b>\$ 25,672.05</b>	<b>\$ 71,000</b>	<b>\$ 27,757.34</b>	<b>\$ 18,300.00</b>	<b>\$ 24,942.66</b>	<b>\$ 426,000</b>	<b>\$ 355,000</b>

Monthly Special Assmt Funding								\$ (217.50)	\$ (172,260)
Monthly Roofing Costs from Resvs								\$ (230.73)	\$ (182,738)
Annual Per Unit	\$ 1,075.76			\$ 1,075.76				\$ 1,075.79	
Monthly Per Unit	\$ 89.65			\$ 89.65				\$ 89.65	\$ 71,002
Reserve Funding Amt	\$ 100.00			\$ 125.00				\$ 110.00	

Contrib to Reserves	\$ 10.35			\$ 35.35				\$ 20.35	
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\* thru 09/30/2023

<b>Annual Reserve Funding</b>	<b>\$ 79,200</b>			<b>\$ 99,000</b>				<b>\$ 87,120</b>	
Increase from previous year				\$ 19,800				\$ (11,880)	

Total Dues	\$ 310	\$ 335	Operating	\$ 225.00
			Reserves	\$ 110.00
			<b>Total Dues</b>	<b>\$ 335.00</b>

Change from 2023                      \$ (0.00)