

THE COMMUNITY ASSOCIATION OF CEDAR LAKES

2001 Budget

INCOME

Quarterly Assessment	
East Village Lots	\$200.00
West Village Lots	\$175.00
Homeowner Assessments	214,900
Condominium Assessment for West Village Pool/Shared Maint. Fees	22,702
Interest Income	13,475
Late Fees/Legal Reimbursement/Miscellaneous	1,000
TOTAL INCOME	\$252,077

ADMINISTRATIVE EXPENSES

Audit/Tax Return Preparation	1,200
Income Taxes	2,156
Master Insurance Policy	6,413
Management Contract	25,776
Legal	1,000
Assessment Coupons/Direct Debit Charges	936
Social	500
Printing/Postage/Fax/Miscellaneous	5,000
TOTAL ADMINISTRATIVE EXPENSES	\$42,981

OPERATING EXPENSES

General Maintenance	4,000
Grounds Maintenance Contract	33,640
Seeding/Landscaping/Fall Mulching/Watering	6,000
Storm Water Management Pond Cleaning	825
Snow Plowing/Sanding	16,000
Trash Removal	30,456
Common Area Electricity (street lights, pond fountain)	1,500
TOTAL OPERATING EXPENSES	\$92,421

RECREATIONAL FACILITIES

West Village Pool	36,103
Cedar Lakes Recreation Association (East Village)	38,500
TOTAL RECREATION EXPENSES	\$74,603

RESERVE EXPENSES

Capital Reserves	40,000
General Operating Reserves	2,072
TOTAL RESERVE EXPENSES	\$42,072

TOTAL EXPENSES	\$252,077
NET SURPLUS (LOSS)	\$0

**THE COMMUNITY ASSOCIATION OF CEDAR LAKES
SHARED EXPENSES/RECREATIONAL FACILITIES
2001**

		West Village		East Village
		116 Condos	107 TH/SF	175 TH/SF
Bell Atlantic - pool telephone	\$275.00	\$143.05	\$131.95	\$0.00
Repairs, Supplies, Algicide, etc.	\$3,000.00	\$1,560.54	\$1,439.46	\$0.00
Pool Management	\$16,078.00	\$8,363.44	\$7,714.56	\$0.00
Virginia Power - pool/bathhouse electricity	\$1,400.00	\$728.25	\$671.75	\$0.00
FCWA - pool/bathhouse water and sewer	\$1,000.00	\$520.18	\$479.82	\$0.00
Tot Lot/Tennis Court Maintenance	\$500.00	\$145.73	\$134.42	\$219.85
Tot Lot/Tennis Court Replacement Reserves	\$5,180.00	\$1,509.75	\$1,392.61	\$2,277.64
Pool/Bathhouse Replacement Reserves	\$8,668.00	\$4,508.91	\$4,159.09	\$0.00
Total Recreational Facilities	\$36,101.00	\$17,479.85	\$16,123.66	\$2,497.49
Storm Water Management Pond Cleaning	\$825.00	\$240.45	\$221.80	\$362.75
Virginia Power - pond fountain	\$900.00	\$262.31	\$241.96	\$395.73
Virginia Power - Cedar Lakes Drive street lights	\$600.00	\$174.87	\$161.31	\$263.82
Street light repairs	\$1,000.00	\$291.46	\$268.84	\$439.70
Grounds maintenance/landscaping of pond	\$1,000.00	\$291.46	\$268.84	\$439.70
Snow Plowing/Sanding - Cedar Lakes Drive	\$1,600.00	\$466.33	\$430.15	\$703.52
Pond Reserves	\$4,827.50	\$1,407.01	\$1,297.85	\$2,122.64
Facilities Management (Armstrong)	\$2,088.00	\$2,088.00	\$0.00	\$0.00
Total Shared Expenses	\$12,840.50	\$5,221.89	\$2,890.75	\$4,727.86
Condominium unit owners monthly cost based upon 116 units		\$22,701.75		
	2000	\$13.18		
	2001	\$16.31		