

Beginning & Ending Account Balance   Jan 2023 \$11971.61 - Dec 2023 \$15552.29					11,971.61	----- Maintenance & Operations Balance Sheet -----												15,552.29
CSCA 2023 Maintenance & Operations		Budgeted	Actual	Budgeted Used	% of Total Expenses	January	February	March	April	May	June	July	August	September	October	November	December	
<b>Utilities &amp; Maintenance</b>																		
Electricity		420.00	433.80	103%	4%	32.78	32.95	36.76	36.60	36.76	36.81	36.88	37.04	36.60	36.93	36.81	36.88	
Water		545.00	506.60	93%	5%	20.96	20.96	20.96	20.96	30.96	38.96	71.96	86.72	85.72	66.72	41.72	0.00	
Landscaping		1,627.40	1,410.00	87%	15%						235.00	235.00	235.00	235.00	235.00	235.00	0.00	
Snow Removal		1,200.00	422.40	35%	4%				422.40									
<b>Insurance</b>																		
Business Policy		625.00	722.00	116%	7%											722.00		
CSCA Directors & Officers Liability		1,088.00	2,176.00	200%	23%	1,088.00											1,088.00	
<b>Technology, Resources, &amp; Services</b>																		
Postage, Shipping, & Supplies		714.86	830.40	116%	9%	198.00		207.04			215.36						210.00	
<b>Additional Expenses</b>																		
Legal Counsel		1,500.00	105.00	7%	1%			105.00										
Government Expenses		50.00	150.00	300%	2%				100.00					50.00				
Storage		1,068.00	408.00	38%	4%	102.00	102.00	102.00	102.00									
Bank Charges/Fees		0.00	0.00		0%													
Un-Budgeted Expenses		2,500.00	2,500.00		26%					2,500.00								
Deposit Refunds		0.00	0.00															
M&O Acct Total Debits		11,338.26	9,664.20	85%		1,441.74	155.91	471.76	681.96	2,567.72	526.13	343.84	358.76	407.32	338.65	1,035.53	1,334.88	
Less Payments from Escrow		0.00	0.00															
<b>Total M&amp;O Expenditures</b>		<b>11,338.26</b>	<b>9,664.20</b>	<b>0.85</b>	<b>0.00</b>	<b>1,441.74</b>	<b>155.91</b>	<b>471.76</b>	<b>681.96</b>	<b>2,567.72</b>	<b>526.13</b>	<b>343.84</b>	<b>358.76</b>	<b>407.32</b>	<b>338.65</b>	<b>1,035.53</b>	<b>1,334.88</b>	
<b>M&amp;O Account Revenue &amp; Credits</b>																		
Annual Assessment Dues (\$215 x 46)		9,890.00	10,080.00	101%		8,385.00	0.00	860.00				620.00	215.00					
Returns/Credits			1,000.00			1,000.00												
Plan Review Deposits			3,000.00			1,500.00			1,500.00									
House Number Signs		950.00	950.00					475.00		475.00								
Transfer From Reserve Account			0.00															
M&O Account Total Credits		10,840.00	15,030.00			10,885.00	0.00	1,335.00	1,500.00	475.00	0.00	1,500.00	215.00	0.00	0.00	0.00	0.00	
Less New Deposits Placed in Escrow			2,000.00			1,000.00			1,000.00									
Less House # Sign Revenue		950.00	950.00					475.00		475.00								
Less Credits from Transfers			0.00															
<b>Total M&amp;O Budget Revenue &amp; Credits</b>		<b>9,890.00</b>	<b>12,080.00</b>			<b>9,885.00</b>	<b>0.00</b>	<b>860.00</b>	<b>500.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,500.00</b>	<b>215.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>M&amp;O Budget Surplus/Deficit</b>		<b>(\$1,448.26)</b>	<b>\$2,415.80</b>															
<b>M&amp;O Account Balance (Beginning of Mo)</b>																		
			11,971.61			11,971.61	20,414.87	20,258.96	20,647.20	21,465.24	18,897.52	16,321.39	17,477.55	17,333.79	16,926.47	16,587.82	15,552.29	
Less Deposits Held in Escrow			4,000.00			4,000.00	4,000.00	3,525.00	4,525.00	4,050.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	
<b>Beginning Operating Cash Balance</b>			<b>7,971.61</b>			<b>7,971.61</b>	<b>16,414.87</b>	<b>16,258.96</b>	<b>17,122.20</b>	<b>16,940.24</b>	<b>14,847.52</b>	<b>14,321.39</b>	<b>15,477.55</b>	<b>15,333.79</b>	<b>14,926.47</b>	<b>14,587.82</b>	<b>13,552.29</b>	
Plus Revenue, Credits, & Transfers			15,030.00			10,885.00	0.00	1,335.00	1,500.00	475.00	0.00	1,500.00	215.00	0.00	0.00	0.00	0.00	
Less New Deposits Placed in Escrow			2,000.00			1,000.00			1,000.00									
Plus Refunds Made from Escrow			0.00															
Less Total Account Debits			9,664.20			1,441.74	155.91	471.76	681.96	2,567.72	526.13	343.84	358.76	407.32	338.65	1,035.53	1,334.88	
<b>Ending Operating Cash Balance</b>			<b>11,337.41</b>			<b>16,414.87</b>	<b>16,258.96</b>	<b>17,122.20</b>	<b>16,940.24</b>	<b>14,847.52</b>	<b>14,321.39</b>	<b>15,477.55</b>	<b>15,333.79</b>	<b>14,926.47</b>	<b>14,587.82</b>	<b>13,552.29</b>	<b>12,217.41</b>	
<b>References</b>																		
<b>Bylaws</b>																		
<b>Assessments</b>																		
16.1 Annual Budgets	Board must annually create <u>Operating Budget</u> in consideration of <i>Maintenance &amp; Services, Future Needs, Previous Overassessments, &amp; Contingency Funds</i> Budget is <b>automatically adopted</b> unless petitioned by 20% of membership to reconsider. Petition requires a meeting where budget <b>shall be adopted unless 75% of membership votes to reject it.</b>																	
16.2 Capital Improvements	Board may spend up to \$10,000 for Capital Improvement and impose a Special Assessment of the membership, without requiring approval. Any such assessment requires a corresponding Common Property Reserve Account Assessment. Expenditures and Assessments exceeding \$10k require approval of 75% of those voting, not the entire membership.																	
16.3 Reserve Account	Used <b>exclusively for replacement of items of Common Property. May not be used for regular or periodic maintenance expenses.</b>																	
(a) Assessments	Requires Annual Inventory of Common Property and corresponding Assessment.																	
(b) Changes	Requires 75% of Membership Votes to increase, reduce, or eliminate this fund.																	
16.4 M&O Fund Assessment	Used exclusively for <b>promoting the recreation, health, safety and welfare of the residents,</b> and in particular for the <b>improvement, maintenance and operation of properties, services, facilities, and common areas,</b>																	

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	and for the <b>operation of the association</b> , including but not limited to:									
(a) Mx, Utilities & Services	See Bylaws Article XV									
(b) Insurance	See Bylaws Article XII									
(c) Taxes	Assessed Against Common Areas or Improvements									
(d) Other Services	Including but not limited to <b>Accounting, Legal and Secretarial Services</b>									
	Assess Lots annually to Fund M&O Account, and may <b>include amounts to establish reserves</b> to meet extraordinary expenses.									
16.5 Payment of Assessments	Requires notice of 30 days. Due on or before date set by the corporation in the notice.									
CC&Rs										
Assessments										
9.1 Annual Budgets										
9.2 Operating Assessment	Amount of assessment is determined by dividing annual budget by number of lots. Increases beyond 10% require majority vote of membership.									