

Beginning & Ending Account Balance   Jan 2024 \$15387.41 - Dec 2024 \$18224.85				15,387.41	Maintenance & Operations Balance Sheet												18,224.85
CSCA 2023 Maintenance & Operations	Budgeted	Actual	% of Budgeted	% of Total Expenses	January	February	March	April	May	June	July	August	September	October	November	December	
<b>Utilities &amp; Maintenance</b>																	
Electricity	420.00	441.54	105%	6%	36.81	36.81	36.79	36.65	36.79	36.79	36.85	36.79	36.85	36.85	36.79	36.77	
Water	545.00	643.32	118%	8%		54.44	21.72	21.72	21.72	41.72	69.72	118.91	104.03	84.19	58.15	47.00	
Landscaping	1,627.40	1,985.00	122%	25%	235.00					250.00	250.00	250.00	250.00	250.00	250.00	250.00	
Snow Removal	1,200.00	1,792.20	149%	23%	563.20	422.40	281.60	525.00									
<b>Insurance</b>																	
Business Policy	625.00	865.00	138%	11%											865.00		
CSCA Directors & Officers Liability	1,088.00	1,187.00	109%	15%												1,187.00	
<b>Technology, Resources, &amp; Services</b>																	
Postage, Shipping, & Supplies	714.86	906.82	127%	12%		470.42		190.28				30.12				216.00	
Additional Expenses	0.00	750.00					725									25	
Legal Counsel	1,500.00	0.00	0%	0%													
Government Expenses	50.00	50.00	100%	1%						50.00							
Storage	0.00	0.00	#DIV/0!	0%													
Bank Charges/Fees	0.00	0.00		0%													
Un-Budgeted Expenses	0.00	0.00		0%													
Deposit Refunds	0.00	1,050.00				525.00				525.00							
<b>M&amp;O Acct Total Debits</b>	<b>7,770.26</b>	<b>8,920.88</b>	<b>115%</b>		<b>1,398.21</b>	<b>1,509.07</b>	<b>340.11</b>	<b>773.65</b>	<b>58.51</b>	<b>903.51</b>	<b>356.57</b>	<b>405.70</b>	<b>421.00</b>	<b>371.04</b>	<b>1,209.94</b>	<b>1,736.77</b>	
Less Payments from Escrow	0.00	1,050.00			0.00	525.00	0.00	0.00	0.00	525.00	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Total M&amp;O Expenditures</b>	<b>7,770.26</b>	<b>7,870.88</b>	<b>1.15</b>	<b>0.00</b>	<b>1,398.21</b>	<b>984.07</b>	<b>340.11</b>	<b>773.65</b>	<b>58.51</b>	<b>378.51</b>	<b>356.57</b>	<b>405.70</b>	<b>421.00</b>	<b>371.04</b>	<b>1,209.94</b>	<b>1,736.77</b>	
<b>M&amp;O Account Revenue &amp; Credits</b>																	
Annual Assessment Dues (\$215 x 46)	9,890.00	10,040.00	100%		0.00	7,525.00	1,075.00		645.00	215.00	215.00		365.00				
Returns/Credits		0.00															
Plan Review Deposits		0.00															
House Number Signs	950.00	950.00			0.00	475.00	0.00	0.00	0.00	475.00	0.00	0.00	0.00	0.00	0.00	0.00	
Transfer From Reserve Account		0.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
<b>M&amp;O Account Total Credits</b>	<b>10,840.00</b>	<b>10,990.00</b>			<b>0.00</b>	<b>8,000.00</b>	<b>1,075.00</b>	<b>0.00</b>	<b>645.00</b>	<b>690.00</b>	<b>215.00</b>	<b>0.00</b>	<b>365.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
Less New Deposits Placed in Escrow		0.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Less House # Sign Revenue	950.00	950.00			0.00	475.00	0.00	0.00	0.00	475.00	0.00	0.00	0.00	0.00	0.00	0.00	
Less Credits from Transfers		0.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Total M&amp;O Budget Revenue &amp; Credits</b>	<b>9,890.00</b>	<b>10,040.00</b>			<b>0.00</b>	<b>7,525.00</b>	<b>1,075.00</b>	<b>0.00</b>	<b>645.00</b>	<b>215.00</b>	<b>215.00</b>	<b>0.00</b>	<b>365.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>M&amp;O Budget Surplus/Deficit</b>	<b>\$2,119.74</b>	<b>\$2,169.12</b>															
<b>M&amp;O Account Balance (Beginning of Mo)</b>																	
M&O Account Balance (Beginning of Mo)		15,387.41			15,387.41	13,989.20	20,005.13	20,740.02	19,966.37	20,552.86	19,864.35	19,722.78	19,317.08	19,261.08	18,890.04	17,680.10	
Less Deposits Held in Escrow		2,000.00			2,000.00	1,000.00	1,000.00	1,000.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Beginning Operating Cash Balance</b>		<b>13,387.41</b>			<b>13,387.41</b>	<b>11,989.20</b>	<b>19,005.13</b>	<b>19,740.02</b>	<b>18,966.37</b>	<b>19,552.86</b>	<b>19,864.35</b>	<b>19,722.78</b>	<b>19,317.08</b>	<b>19,261.08</b>	<b>18,890.04</b>	<b>17,680.10</b>	
Plus Revenue, Credits, & Transfers		10,990.00			0.00	8,000.00	1,075.00	0.00	645.00	690.00	215.00	0.00	365.00	0.00	0.00	0.00	
Less New Deposits Placed in Escrow		0.00			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Plus Refunds Made from Escrow		1,050.00			0.00	525.00	0.00	0.00	0.00	525.00	0.00	0.00	0.00	0.00	0.00	0.00	
Less Total Account Debits		8,920.88			1,398.21	1,509.07	340.11	773.65	58.51	903.51	356.57	405.70	421.00	371.04	1,209.94	1,736.77	
<b>Ending Operating Cash Balance</b>		<b>16,506.53</b>			<b>11,989.20</b>	<b>19,005.13</b>	<b>19,740.02</b>	<b>18,966.37</b>	<b>19,552.86</b>	<b>19,864.35</b>	<b>19,722.78</b>	<b>19,317.08</b>	<b>19,261.08</b>	<b>18,890.04</b>	<b>17,680.10</b>	<b>15,943.33</b>	

**References**

- Bylaws
- Assessments
- 16.1 Annual Budgets
 

Board must annually create Operating Budget in consideration of *Maintenance & Services, Future Needs, Previous Overassessments, & Contingency Funds*. Budget is **automatically adopted** unless petitioned by 20% of membership to reconsider. Petition requires a meeting where budget shall be adopted unless 75% of membership votes to reject it.
- 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 **exclusively for replacement of items of Common Property. May not be used for regular or periodic maintenance expenses.**

  - (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 **promoting the recreation, health, safety and welfare of the residents,**

- (a) Mx, Utilities & Services
  - (b) Insurance
  - (c) Taxes
  - (d) Other Services
- and in particular for the **improvement, maintenance and operation of properties, services, facilities, and common areas, and for the operation of the association**, including but not limited to:

See Bylaws Article XV  
See Bylaws Article XII  
Assessed Against Common Areas or Improvements  
Including but not limited to **Accounting, Legal and Secretarial Services**

Assess Lots annually to Fund M&O Account, and may **include amounts to establish reserves** 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.