

CCPOA Austerity Budget and Recommended 2021 Budget

	2020 Budget	Austerity Budget for 2021 With NO ASSESSMENT INCREASE	Recommended Full-Year 2021 Budget FOR MEMBER APPROVAL	
Administrative Expenses				
Audit and Tax Preparation	2,430	2,430	2,430	
Legal	25,500	24,000	24,000	
Permits/Taxes/Fees/Dues COBRA etc.	575	575	575	
Storage Locker	1,270	960	960	
Newsletter	400	-	-	
Property Management	40,950	40,170	40,170	
Office Supplies & Expenses	5,544	9,300	9,300	Combines all office supplies, postage, and copying
Web Services	1,700	1,500	1,500	
Social Activities				
Events Committee	950	1,239	2,350	
Welcome Committee	-	400	600	
Insurance Contract	18,400	21,000	21,000	
Bad Debt Allocation	10,000	10,000	10,000	
Total Administrative Expenses	107,719	111,574	112,885	3.4% increase/4.8% increase in recommended budget
General Maintenance & Repairs				
Utilities				
Electric - Street Lights	21,100	22,300	22,300	
Electric - Guard Houses	3,000	3,000	3,000	
Water & Sewer	1,400	1,500	1,500	
Comcast/Internet/Phones Contract (3 locations)	5,900	6,200	6,200	
SUBTOTAL UTILITIES	31,400	33,000	33,000	
Guard Services				
Security Guard Contract	290,088	297,089	297,089	Increase reflects actual 2020 experience
Additional Safety Patrols	4,160	2,424	7,272	Includes both SPoF and PBSO Patrols
Additional Signage & Hardware	731	-	-	
Gatehouse Maintenance, Pest Control & Cleaning	1,580	1,080	6,080	Includes installation of hurricane windows
SUBTOTAL GUARD SERVICES	296,559	300,593	310,441	1.4% increase/4.7% increase in recommended budget

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Landscape				
Lawn Mowing & Shrub Pruning Contract	13,200	16,500	16,500	Increased Costs of Lawn Service Contract
Large Tree Maintenance	3,000	3,000	3,000	
New Plantings, Mulching & Other Landscaping Costs	2,000	2,000	4,750	Significant landscape improvements
SUBTOTAL LANDSCAPE	18,200	21,500	24,250	18.1% increase/33.2% increase in recommended budget
Gate & Access Control System Maintenance				
Gate Software Contract	3,000	5,292	5,292	Reflects upgrade to cloud-based solution
Surveillance Camera Maintenance & Upgrades	1,500	1,500	1,500	
Transponders	3,600	5,400	5,400	More closely reflects actual 2020 experience
Gate Hardware Maintenance	16,500	7,500	7,500	More closely reflects actual 2020 experience
SUBTOTAL GATE & ACCESS CONTROL MAINTENANCE	24,600	19,692	19,692	
Maintenance Misc.	8,500	4,882	8,500	
Total General Maintenance Expenses	379,259	379,667	395,883	0.2% increase/4.9% increase in recommended budget
Reserves				
Funding Contribution to Reserves	10,009	10,009	40,000	
Drainage Loan Repayment from Reserves	65,213	65,213	65,213	
Total Road Reserve	75,222	75,222	105,213	39.9% recommended increase in reserve contributions

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Total Expenses	562,200	566,463	613,981	
Income - Total Lots 424				
Members - 400 at start of 2021	558,600	560,000	560,000	
Transponder Revenues to offset access control expenses	3,600	5,000	5,000	
Required contributions from nonmembers		1,463	1,913	
Total Budgetary Income	562,200	566,463	566,913	
Current CCPOA Quarterly Assessments	350	350	350	
PROJECTED BUDGET SHORTFALL WITHOUT ASSESSMENT INCREASE		-	(47,068)	
PROJECTED SHORTFALL IN TERMS OF QUARTERLY ASSESSMENT		0.00	(29.42)	
REQUIRED QUARTERLY ASSESSMENT			380	Minimum assessment if collected over full year
Annual Percentage Increase over 2020			8.6%	
RECOMMENDED INCREASED QUARTERLY ASSESSMENT			400	No projected increase in 2022 and 2023
Annual Percentage Increase			14.3%	14.3% increase, first since 2013 increase

The budget of the Association provides for limited voluntary deferred expenditure accounts, including capital expenditures and deferred maintenance, subject to limits on funding contained in our governing documents. Because the Owners have not elected to provide for reserve accounts pursuant to Section 720.303(6), Florida Statutes, these funds are not subject to the restriction on use of such funds set forth in that statute, nor are reserves calculated in accordance with that statute.