

**Central Viera Community Association, Inc.
Regular Assessments and Fees
For the Year of 2021**

Regular Assessments For All Areas of CVCA Excluding Village Properties

	<u>Amount Per Point</u>
Budget of Common Expenses - All Areas (Incl. properties subject to VSD fees)	\$230.00
Budget of Lake, Drainage and Wetland Maintenance Expenses	<u>20.00</u>
Total	<u><u>\$250.00</u></u>

Summary of Association's Year 2021 Assessments and Fees:

Year 2021 Regular Annual Assessment: \$250.00 Per Point - Due January 1, 2021, not late until February 1, 2021.

Late Fee - \$20.00 imposed February 1, 2021 for delinquent assessments

Regular Assessments For Village Properties Only

	<u>Amount Per Point</u>
Budget of Common Expenses - All Areas (Incl. properties subject to VSD fees)	\$230.00
Budget of Lake, Drainage and Wetland Maintenance Expenses	<u>0.00</u>
Total	<u><u>\$230.00</u></u>

Summary of Association's Year 2021 Assessments and Fees:

Year 2021 Regular Annual Assessment: \$230.00 Per Point - Due January 1, 2021, not late until February 1, 2021.

Late Fee - \$20.00 imposed February 1, 2021 for delinquent assessments

CENTRAL VIERA COMMUNITY ASSOCIATION, INC.
Lake, Drainage and Wetland Maintenance Areas Only
Budget for the year beginning 1/1/2021 and ending 12/31/2021

COA	Category	Adopted 2020 Budget	Estimate to Sept. 30, 2020	Estimate to December 2020	Adopted 2021 Budget	HISTORICAL INFORMATION						
						Year 2019	Year 2018	Year 2017	Year 2016	Year 2015	Year 2014	Year 2013
INCOME												
402	Regular Assessments (For 2021 - \$20.00 x 7,100 points)	142,000.00	105,664.94	141,100.00	142,000.00	141,097.39	104,256.26	88,495.99	85,741.53	84,040.08	80,703.70	69,430.00
410	Miscellaneous Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
412	Interest Income - Operating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
434	Interest Income - Reserves	953.62	615.84	923.83	1,033.60	844.44	787.20	763.92	1,361.76	1,197.72	1,046.16	1,033.32
435	Interest Allocate - Reserves	(953.62)	(615.84)	(923.83)	(1,033.60)	(844.44)	(787.20)	(763.92)	(1,361.76)	(1,197.72)	(1,046.16)	(1,033.32)
Total		142,000.00	105,664.94	141,100.00	142,000.00	141,097.39	104,256.26	88,495.99	85,741.53	84,040.08	80,703.70	69,430.00
EXPENSES												
Lake, Drainage and Wetland Maintenance												
705	Lake/Stormwater Maintenance	65,250.00	56,306.00	65,250.00	65,250.00	72,533.00	55,143.00	52,488.00	53,208.00	50,608.00	51,250.00	51,110.00
706	Wetland Maintenance	17,000.00	10,880.00	15,976.12	16,500.00	15,870.00	15,870.00	15,870.00	15,870.00	15,870.00	15,870.00	15,570.00
710	Stormwater Inspections	2,500.00	0.00	2,500.00	2,500.00	3,189.10	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00
740	Canal Maintenance	26,500.00	20,846.60	27,800.00	28,000.00	32,465.28	0.00	0.00	0.00	0.00	0.00	0.00
780	Other Miscellaneous (Includes Washout Repairs)	7,250.00	5,585.00	6,250.00	6,250.00	1,070.00	7,179.65	8,617.66	0.00	0.00	0.00	0.00
770	Allocated Insurance, Administrative Fees & Charges	2,500.00	1,874.97	2,000.00	2,500.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	0.00
Total		121,000.00	95,492.57	119,776.12	121,000.00	127,127.38	82,692.65	81,475.66	73,578.00	70,978.00	71,620.00	69,180.00
	Reserve Funding (See Detail Below)	21,000.00	15,750.00	21,000.00	21,000.00	15,041.80	21,880.44	7,568.52	5,275.30	15,561.08	11,860.00	250.00
	TOTAL EXPENSES	142,000.00	111,242.57	140,776.12	142,000.00	142,169.18	104,573.09	89,044.18	78,853.30	86,539.08	83,480.00	69,430.00
	Current Year Change in Net Assets (Income Less Expenses)	0.00	(5,577.63)	323.88	0.00	(1,071.79)	(316.83)	(548.19)	6,888.23	(2,499.00)	(2,776.30)	0.00
	Current Year Change in Net Assets	0.00	(5,577.63)	323.88	0.00	(1,071.79)	(316.83)	(548.19)	6,888.23	(2,499.00)	(2,776.30)	0.00
	Net Assets at Beginning of Year	0.00	(323.88)	(323.88)	(0.00)	747.91	1,064.74	1,612.93	(5,275.30)	(2,776.30)	0.00	0.00
	Net Assets at End of Year	0.00	(5,901.51)	(0.00)	(0.00)	(323.88)	747.91	1,064.74	1,612.93	(5,275.30)	(2,776.30)	0.00

YEAR 2021 ANALYSIS OF RESERVE FUNDS:					
	Estimated Balance at Jan. 1, 2021	Year 2021 Funding	Year 2021 Interest Earnings	Year 2021 Spending	Estimated Balance at Dec. 31, 2021
927 Stormwater Systems	\$185,720.34	\$21,000.00	\$1,033.60	(\$10,000.00)	\$197,753.94
Total	\$185,720.34	\$21,000.00	\$1,033.60	(\$10,000.00)	\$197,753.94

YEAR 2020 ANALYSIS OF RESERVE FUNDS:					
	Estimated Balance at Jan. 1, 2020	Year 2020 Funding	Year 2020 Interest Earnings	Year 2020 Spending	Estimated Balance at Dec. 31, 2020
927 Stormwater Systems	\$163,766.70	\$21,000.00	\$953.64	\$0.00	\$185,720.34
Total	\$163,766.70	\$21,000.00	\$953.64	\$0.00	\$185,720.34

YEAR 2019 ANALYSIS OF RESERVE FUNDS:					
	Estimated Balance at Jan. 1, 2019	Year 2019 Funding	Year 2019 Interest Earnings	Year 2019 Spending	Estimated Balance at Dec. 31, 2019
927 Stormwater Systems	\$147,880.46	\$15,041.80	\$844.44	\$0.00	\$163,766.70
Total	\$147,880.46	\$15,041.80	\$844.44	\$0.00	\$163,766.70