

Cobblefield Homeowners' 2018 Proposed Operating Budget

Income	January	February	March	April	May	June	July	August	September	October	November	December	Total	2017 Actual
Rental Recover Fee / Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,220.00
Association Fees	\$ 20,650.00	\$ 20,650.00	\$ 20,650.00	\$ 20,650.00	\$ 20,650.00	\$ 20,650.00	\$ 20,650.00	\$ 20,650.00	\$ 20,650.00	\$ 20,650.00	\$ 20,650.00	\$ 20,650.00	\$ 247,800.00	\$ 233,640.00
One-Time Assessment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tenant Charges (NSF, Late Fees)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,608.50
Club House Rental	\$ 100.00	\$ -	\$ -	\$ -	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ -	\$ -	\$ 100.00	\$ 100.00	\$ 700.00	\$ 700.00
Tenant Bill Back (Repairs+Utilities)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (29.50)
Total Gross Income	\$ 20,750.00	\$ 20,650.00	\$ 20,650.00	\$ 20,650.00	\$ 20,750.00	\$ 20,750.00	\$ 20,750.00	\$ 20,750.00	\$ 20,650.00	\$ 20,650.00	\$ 20,750.00	\$ 20,750.00	\$ 248,500.00	\$ 240,139.00
Operating Expenses														
General Labor & Services	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,500.00	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	\$ 1,200.00	\$ 1,200.00	\$ 1,400.00	\$ 1,200.00	\$ 17,300.00	\$ 11,237.17
Maintenance Supplies	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 3,000.00	\$ 1,426.62
Lawn and Snow	\$ 2,000.00	\$ 2,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 2,000.00	\$ 42,000.00	\$ 42,484.43
Sprinkler	\$ -	\$ -	\$ -	\$ 450.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450.00	\$ -	\$ 900.00	\$ 1,040.82
Plants and Shrubs	\$ -	\$ -	\$ 1,000.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ -	\$ -	\$ 3,800.00	\$ 45.75
Cleaning	\$ 275.00	\$ 275.00	\$ 275.00	\$ 275.00	\$ 275.00	\$ 275.00	\$ 275.00	\$ 275.00	\$ 275.00	\$ 275.00	\$ 275.00	\$ 275.00	\$ 3,300.00	\$ 3,744.00
Pool and Hot Tub	\$ -	\$ -	\$ -	\$ -	\$ 3,500.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 1,000.00	\$ 500.00	\$ -	\$ 17,000.00	\$ 15,602.67
Heating/Cooling, Electrical, Roofing, Plumbir	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 4,800.00	\$ -
Security (Keys, etc)	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 300.00	\$ -
Paint / Painting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,250.00
Maintenance (Bill Back)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2016 Building Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mold Remediation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,157.22
Total Maint. / Repairs	\$ 4,150.00	\$ 4,150.00	\$ 7,150.00	\$ 7,300.00	\$ 10,650.00	\$ 10,150.00	\$ 10,150.00	\$ 10,150.00	\$ 9,550.00	\$ 8,000.00	\$ 6,850.00	\$ 4,150.00	\$ 92,400.00	\$ 85,988.68
Utilities														
Gas and Electric	\$ 1,800.00	\$ 1,800.00	\$ 1,200.00	\$ 1,200.00	\$ 1,600.00	\$ 1,600.00	\$ 1,600.00	\$ 1,600.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,800.00	\$ 17,800.00	\$ 16,194.73
Water	\$ 100.00	\$ 600.00	\$ 100.00	\$ 600.00	\$ 100.00	\$ 600.00	\$ 100.00	\$ 600.00	\$ 100.00	\$ 600.00	\$ 100.00	\$ 600.00	\$ 4,200.00	\$ 5,457.92
Trash / Recycling Removal	\$ 2,187.00	\$ 2,187.00	\$ 3,112.00	\$ 2,187.00	\$ 2,187.00	\$ 3,112.00	\$ 2,187.00	\$ 2,187.00	\$ 3,112.00	\$ 2,187.00	\$ 2,187.00	\$ 3,112.00	\$ 29,944.00	\$ 27,686.66
Sanitary	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 120.00	\$ 531.87
Cable & Phone/Communication	\$ 92.00	\$ 92.00	\$ 92.00	\$ 92.00	\$ 92.00	\$ 92.00	\$ 92.00	\$ 92.00	\$ 92.00	\$ 92.00	\$ 92.00	\$ 92.00	\$ 1,104.00	\$ 1,561.04
Total Utilities	\$ 4,189.00	\$ 4,689.00	\$ 4,514.00	\$ 4,089.00	\$ 3,989.00	\$ 5,414.00	\$ 3,989.00	\$ 4,489.00	\$ 4,514.00	\$ 4,089.00	\$ 3,589.00	\$ 5,614.00	\$ 53,168.00	\$ 51,432.22
Other Expenses														
Legal and Professional	\$ -	\$ -	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	\$ 4,000.00	\$ 9,987.00
Management Fees	\$ 2,478.00	\$ 2,478.00	\$ 2,478.00	\$ 2,478.00	\$ 2,478.00	\$ 2,478.00	\$ 2,478.00	\$ 2,478.00	\$ 2,478.00	\$ 2,478.00	\$ 2,478.00	\$ 2,478.00	\$ 29,736.00	\$ 23,677.80
Bank Charges	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 360.00	\$ 663.71
Insurance	\$ -	\$ -	\$ 7,391.00	\$ -	\$ -	\$ 7,391.00	\$ -	\$ -	\$ 7,391.00	\$ -	\$ -	\$ 7,391.00	\$ 29,564.00	\$ 30,478.00
Office/Copier/Printing/Web Services	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 600.00	\$ 135.71
Advertising / Marketing / Misc	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Taxes (Sewer, Income, etc)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bad Debt Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Reserves	\$ 3,222.67	\$ 3,222.67	\$ 3,222.67	\$ 3,222.67	\$ 3,222.67	\$ 3,222.67	\$ 3,222.67	\$ 3,222.67	\$ 3,222.67	\$ 3,222.67	\$ 3,222.67	\$ 3,222.67	\$ 38,672.00	\$ -
Total Operating Expenses	\$ 14,119.67	\$ 14,619.67	\$ 25,835.67	\$ 17,169.67	\$ 20,419.67	\$ 29,735.67	\$ 19,919.67	\$ 20,419.67	\$ 28,235.67	\$ 17,869.67	\$ 16,219.67	\$ 23,935.67	\$ 248,500.00	\$ 202,363.12
														\$ 202,363.12
Net Income/mo	\$ 6,630.33	\$ 6,030.33	\$ (5,185.67)	\$ 3,480.33	\$ 330.33	\$ (8,985.67)	\$ 830.33	\$ 330.33	\$ (7,585.67)	\$ 2,780.33	\$ 4,530.33	\$ (3,185.67)	\$ 0.00	\$ 37,775.88
Cumulative Cash Flow/YTD	\$ 49,683.33	\$ 55,713.67	\$ 50,528.00	\$ 54,008.33	\$ 54,338.67	\$ 45,353.00	\$ 46,183.33	\$ 46,513.67	\$ 38,928.00	\$ 41,708.33	\$ 46,238.67	\$ 43,053.00	\$ 81,725.00	
Starting balance / Ending balance	\$ 43,053.00	Balance as of 11/30/2017												

Association Fee	\$175.00
Assessment	\$0.00

Cobblefield Point - Board of Directors Treasurer Signature
