

Cobblefield Homeowners' 2019 Proposed Operating Budget

Income	January	February	March	April	May	June	July	August	September	October	November	December	Total	2018 YTD (10/31/2018)	2017 Actual
Rental Recover Fee / Other Income	\$ -	\$ -	\$ -	\$ 5,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,200	\$ 4,600.00	\$ 2,220.00
Association Fees	\$ 23,600.00	\$ 23,600.00	\$ 23,600.00	\$ 23,600.00	\$ 23,600.00	\$ 23,600.00	\$ 23,600.00	\$ 23,600.00	\$ 23,600.00	\$ 23,600.00	\$ 23,600.00	\$ 23,600.00	\$ 283,200.00	\$ 215,250.00	\$ 233,640.00
One-Time Assessment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tenant Charges (Late Fees)	\$ -	\$ -	\$ 250.00	\$ -	\$ -	\$ 250.00	\$ -	\$ -	\$ 250.00	\$ -	\$ -	\$ 250.00	\$ 1,000.00	\$ 3,133.00	\$ 3,608.50
Club House Rental	\$ 100.00	\$ -	\$ -	\$ -	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ -	\$ -	\$ 100.00	\$ 100.00	\$ 700.00	\$ 1,205.00	\$ 700.00
Tenant Bill Back (Repairs+Utilities)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (29.50)
Total Gross Income	\$ 23,700.00	\$ 23,600.00	\$ 23,850.00	\$ 23,600.00	\$ 23,700.00	\$ 23,950.00	\$ 23,700.00	\$ 23,700.00	\$ 23,850.00	\$ 23,600.00	\$ 23,700.00	\$ 23,950.00	\$ 284,900.00	\$ 224,188.00	\$ 240,139.00
Operating Expenses															
General Labor & Services	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00	\$ 1,800.00	\$ 1,800.00	\$ 24,400.00	\$ 30,753.00	\$ 11,237.17
Maintenance Supplies	\$ 450.00	\$ 450.00	\$ 450.00	\$ 450.00	\$ 450.00	\$ 450.00	\$ 450.00	\$ 450.00	\$ 450.00	\$ 450.00	\$ 450.00	\$ 450.00	\$ 5,400.00	\$ 5,375.00	\$ 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	\$ 29,038.00	\$ 42,484.43
Sprinkler	\$ -	\$ -	\$ -	\$ 600.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 20.00	\$ 600.00	\$ -	\$ 2,020.00	\$ 3,329.00	\$ 1,040.82
Plants and Shrubs	\$ -	\$ -	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ -	\$ -	\$ 3,200.00	\$ 50.00	\$ 45.75
Cleaning	\$ 320.00	\$ 320.00	\$ 320.00	\$ 320.00	\$ 320.00	\$ 320.00	\$ 320.00	\$ 320.00	\$ 320.00	\$ 320.00	\$ 320.00	\$ 320.00	\$ 3,840.00	\$ 3,120.00	\$ 3,744.00
Pool and Hot Tub	\$ -	\$ -	\$ -	\$ -	\$ 2,800.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 1,200.00	\$ 500.00	\$ -	\$ 14,100.00	\$ 13,813.00	\$ 15,602.67
Heating/Cooling, Electrical, Roofing, Plumbir	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security (Keys, etc)	\$ -	\$ -	\$ 75.00	\$ -	\$ -	\$ 75.00	\$ -	\$ -	\$ 75.00	\$ -	\$ -	\$ 75.00	\$ 300.00	\$ -	\$ -
Paint / Painting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450.00	\$ 1,250.00
Maintenance (Bill Back)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 124.00	\$ -
Unplanned Building Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mold Remediation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,157.22
Total Maint. / Repairs	\$ 4,570.00	\$ 4,570.00	\$ 7,045.00	\$ 7,970.00	\$ 10,370.00	\$ 10,045.00	\$ 9,970.00	\$ 9,970.00	\$ 9,865.00	\$ 9,170.00	\$ 7,070.00	\$ 4,645.00	\$ 95,260.00	\$ 86,052.00	\$ 85,988.68
Utilities															
Gas and Electric	\$ 1,400.00	\$ 1,400.00	\$ 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	\$ 1,400.00	\$ 16,600.00	\$ 13,805.00	\$ 16,194.73
Water	\$ 300.00	\$ 300.00	\$ 450.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 450.00	\$ 300.00	\$ 300.00	\$ 5,700.00	\$ 4,237.00	\$ 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	\$ 23,385.00	\$ 27,686.66
Sanitary	\$ 55.50	\$ 55.50	\$ 55.50	\$ 55.50	\$ 55.50	\$ 55.50	\$ 55.50	\$ 55.50	\$ 55.50	\$ 55.50	\$ 55.50	\$ 55.50	\$ 666.00	\$ 269.00	\$ 531.87
Cable & Phone/Communication	\$ 102.55	\$ 102.55	\$ 102.55	\$ 102.55	\$ 102.55	\$ 102.55	\$ 102.55	\$ 102.55	\$ 102.55	\$ 102.55	\$ 102.55	\$ 102.55	\$ 1,230.60	\$ 1,447.00	\$ 1,561.04
Total Utilities	\$ 4,045.05	\$ 4,045.05	\$ 4,920.05	\$ 4,145.05	\$ 4,545.05	\$ 5,470.05	\$ 4,545.05	\$ 4,545.05	\$ 5,070.05	\$ 3,995.05	\$ 3,845.05	\$ 4,970.05	\$ 54,140.60	\$ 43,143.00	\$ 51,432.22
Other Expenses															
Legal and Professional	\$ -	\$ -	\$ 1,500.00	\$ -	\$ -	\$ 1,500.00	\$ -	\$ -	\$ 1,500.00	\$ -	\$ -	\$ 1,500.00	\$ 6,000.00	\$ 8,828.00	\$ 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	\$ 24,780.00	\$ 23,677.80
Bank Charges	\$ 51.00	\$ 51.00	\$ 51.00	\$ 51.00	\$ 51.00	\$ 51.00	\$ 51.00	\$ 51.00	\$ 51.00	\$ 51.00	\$ 51.00	\$ 51.00	\$ 612.00	\$ 569.00	\$ 663.71
Insurance	\$ -	\$ -	\$ 7,652.00	\$ -	\$ -	\$ 7,652.00	\$ -	\$ -	\$ 7,652.00	\$ -	\$ -	\$ 7,652.00	\$ 30,608.00	\$ 22,956.00	\$ 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	\$ 75.00	\$ 135.71
Advertising / Marketing / Misc	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Taxes (Sewer, Income, etc)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bad Debt Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Reserves	\$ 5,661.95	\$ 5,661.95	\$ 5,661.95	\$ 5,661.95	\$ 5,661.95	\$ 5,661.95	\$ 5,661.95	\$ 5,661.95	\$ 5,661.95	\$ 5,661.95	\$ 5,661.95	\$ 5,661.95	\$ 67,943.40	\$ 37,785.00	\$ 37,775.88
Total Operating Expenses	\$ 16,856.00	\$ 16,856.00	\$ 29,358.00	\$ 20,356.00	\$ 23,156.00	\$ 32,908.00	\$ 22,756.00	\$ 22,756.00	\$ 32,328.00	\$ 21,406.00	\$ 19,156.00	\$ 27,008.00	\$ 284,900.00	\$ 224,188.00	\$ 240,139.00
Net Income/mo	\$ 6,844.00	\$ 6,744.00	\$ (5,508.00)	\$ 3,244.00	\$ 544.00	\$ (8,958.00)	\$ 944.00	\$ 944.00	\$ (8,478.00)	\$ 2,194.00	\$ 4,544.00	\$ (3,058.00)	\$ 0.00	\$ 0.00	\$ 0.00
Cumulative Cash Flow/YTD	\$ 58,058.00	\$ 64,802.00	\$ 59,294.00	\$ 62,538.00	\$ 63,082.00	\$ 54,124.00	\$ 55,068.00	\$ 56,012.00	\$ 47,534.00	\$ 49,728.00	\$ 54,272.00	\$ 51,214.00	\$ 119,157.40		

Starting balance / Ending balance
 \$ 51,214.00 Est. balance as of 10/31/2018

Association Fee \$200.00
 Assessment \$0.00

Rental Recovery Fee \$100.00
 Rental Units 52

Cobblefield Point - Board of Directors
 Treasurer Name & Signature: