

Cobblefield Homeowners' 2016 Proposed Operating Budget

Income	January	February	March	April	May	June	July	August	September	October	November	December	Total
Rent	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Association Fees	\$ 18,290.00	\$ 18,290.00	\$ 18,290.00	\$ 18,290.00	\$ 18,290.00	\$ 18,290.00	\$ 18,290.00	\$ 18,290.00	\$ 18,290.00	\$ 18,290.00	\$ 18,290.00	\$ 18,290.00	\$ 219,480.00
One-Time Assessment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tenant Charges (NSF, Late Fees)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Club House Rental	\$ 100.00	\$ -	\$ -	\$ -	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ -	\$ -	\$ 100.00	\$ 100.00	\$ 700.00
Tenant Bill Back (Repairs+Utilities)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Gross Income	\$ 18,390.00	\$ 18,290.00	\$ 18,290.00	\$ 18,290.00	\$ 18,390.00	\$ 18,390.00	\$ 18,390.00	\$ 18,390.00	\$ 18,290.00	\$ 18,290.00	\$ 18,390.00	\$ 18,390.00	\$ 220,180.00
Operating Expenses													
General Labor & Services	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,450.00	\$ 1,700.00	\$ 1,700.00	\$ 1,700.00	\$ 1,700.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 16,650.00
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
Lawn and Snow	\$ 2,000.00	\$ 2,000.00	\$ 4,050.00	\$ 4,050.00	\$ 4,050.00	\$ 4,050.00	\$ 4,050.00	\$ 4,050.00	\$ 4,050.00	\$ 4,050.00	\$ 4,050.00	\$ 2,000.00	\$ 42,450.00
Sprinkler	\$ -	\$ -	\$ -	\$ 450.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450.00	\$ -	\$ 900.00
Plants and Shrubs	\$ -	\$ -	\$ 1,000.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ -	\$ -	\$ 3,800.00
Cleaning	\$ 245.00	\$ 245.00	\$ 245.00	\$ 245.00	\$ 245.00	\$ 245.00	\$ 245.00	\$ 245.00	\$ 245.00	\$ 245.00	\$ 245.00	\$ 245.00	\$ 2,940.00
Pool and Hot Tub	\$ -	\$ -	\$ -	\$ -	\$ 3,300.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 700.00	\$ -	\$ -	\$ 14,000.00
Heating/Cooling, Electrical, Roofing, Plumbing	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 2,400.00
Security (Keys, etc)	\$ 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
Paint / Painting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Furniture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tenant D/C/L Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Maint. / Repairs	\$ 3,925.00	\$ 3,925.00	\$ 6,975.00	\$ 7,075.00	\$ 10,175.00	\$ 9,375.00	\$ 9,375.00	\$ 9,375.00	\$ 8,875.00	\$ 7,525.00	\$ 5,975.00	\$ 3,925.00	\$ 86,500.00
Utilities													
Gas and Electric	\$ 1,850.00	\$ 1,850.00	\$ 1,400.00	\$ 1,200.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,850.00	\$ 19,750.00
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
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
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
Cable and Phone	\$ 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
Total Utilities	\$ 4,239.00	\$ 4,739.00	\$ 4,714.00	\$ 4,089.00	\$ 4,389.00	\$ 5,814.00	\$ 4,389.00	\$ 4,889.00	\$ 4,514.00	\$ 4,089.00	\$ 3,589.00	\$ 5,664.00	\$ 55,118.00
Other Expenses													
Legal and Professional	\$ 333.00	\$ 333.00	\$ 333.00	\$ 333.00	\$ 333.00	\$ 333.00	\$ 333.00	\$ 333.00	\$ 333.00	\$ 333.00	\$ 333.00	\$ 333.00	\$ 3,996.00
Management Fees	\$ 1,829.00	\$ 1,829.00	\$ 1,829.00	\$ 1,829.00	\$ 1,829.00	\$ 1,829.00	\$ 1,829.00	\$ 1,829.00	\$ 1,829.00	\$ 1,829.00	\$ 1,829.00	\$ 1,829.00	\$ 21,948.00
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
Insurance	\$ -	\$ -	\$ 7,391.00	\$ -	\$ -	\$ 7,391.00	\$ -	\$ -	\$ 7,391.00	\$ -	\$ -	\$ 7,391.00	\$ 29,564.00
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
Advertising / Marketing / Misc	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Taxes (Sewer, Income, etc)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bad Debt Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Reserves	\$ 1,841.17	\$ 1,841.17	\$ 1,841.17	\$ 1,841.17	\$ 1,841.17	\$ 1,841.17	\$ 1,841.17	\$ 1,841.17	\$ 1,841.17	\$ 1,841.17	\$ 1,841.17	\$ 1,841.17	\$ 22,094.00
Total Operating Expenses	\$ 12,247.17	\$ 12,747.17	\$ 23,163.17	\$ 15,247.17	\$ 18,647.17	\$ 26,663.17	\$ 17,847.17	\$ 18,347.17	\$ 24,863.17	\$ 15,697.17	\$ 13,647.17	\$ 21,063.17	\$ 220,180.00
Net Income/mo	\$ 6,142.83	\$ 5,542.83	\$ (4,873.17)	\$ 3,042.83	\$ (257.17)	\$ (8,273.17)	\$ 542.83	\$ 42.83	\$ (6,573.17)	\$ 2,592.83	\$ 4,742.83	\$ (2,673.17)	\$ 0.00
Cumulative Cash Flow/YTD	\$ 58,996.20	\$ 64,539.04	\$ 59,665.87	\$ 62,708.70	\$ 62,451.54	\$ 54,178.37	\$ 54,721.20	\$ 54,764.04	\$ 48,190.87	\$ 50,783.70	\$ 55,526.54	\$ 52,853.37	\$ 74,947.37
Starting balance / Ending balance													
\$ 52,853.37	Balance as of 10/31/15												

Association Fee	\$155.00
Assessment	\$0.00

Cobblefield Point - Board of Directors
Treasurer Signature 12/1/2016