

**Coble Farm Homeowners Association - Greensboro**

**Revenue**

Fees per month  
 Fee X 217 units  
 Fees  
 Capital Fees  
 Capital Interest  
 Late Fees  
 NSF Charges  
 Pool Income(Satinwood)  
 Homeowner Legal Fees  
 Insurance Settlement-Roof  
 Insurance Settlement  
 Fines/Miscellaneous

Budget	Actual 9/30		Actual				
2021	2021	2020	2019	2018	2017	2016	2015
\$200	\$200	\$200	\$200	\$175	\$175	\$175	\$175
\$520,800	\$520,800	\$520,800	\$520,800	\$455,700	\$455,700	\$455,700	\$455,700
440,800	330,600	431,540	431,540	405,700	405,700	357,294	412,532
80,000	60,000	89,260	39,307	50,000	50,000	98,406	43,168
105	179	2,179	1,641	308	479	631	531
1,000	620	1,495	2,220	2,438	1,120	1,650	1,995
	195	40	60	200	40	40	40
2,000	1,700	875	2,300	1,900	2,525	1,900	1,450
		86	511	346	499	1,410	323
	37,299	17,354	24,466		184,537	929,075	
			100		94	25,000	
						530	25
<b>Total Revenue</b>	<b>\$ 523,905</b>	<b>\$ 542,829</b>	<b>\$ 502,145</b>	<b>\$ 460,891</b>	<b>\$ 644,994</b>	<b>\$ 1,415,935</b>	<b>\$ 460,063</b>

**Operating Expenses**

Audit  
 Legal  
 Bad Debit  
 Office Expense  
 Management Fee  
 Insurance  
 Electricity  
 Water/Sewer  
 Storm water  
 Exterminating  
 Lawn Maint. (Turf Serv.)  
 Retention Ponds  
 Pine Needles/mulch  
 Pool Maintenance Contract  
 Pool-Labor/Repairs  
 Pool Supplies  
 Pool Bathroom cleaning  
 Pool Telephone/Internet  
 Sprinkler System  
 Labor - Lambeth  
 Labor Painting  
 Maint - Roof  
 labor-Brick-Concrete  
 Maint - Electrical  
 Plumbing  
 Supplies/materials  
 Landscaping/Grounds  
 Plant Replacement  
 Gutter Cleaning  
 Tree Removal / Pruning  
 GooseMasters  
 Misc. / taxes/Ins claim  
 Snow Removal

1,350	1,350	1,350	1,185	1,185	1,185	1,100	1,000
	412	86	781	776	940	2,719	250
				(1,145)	2,705	3,856	4,426
2,500	1,222	1,052	3,147	2,313	2,212	2,222	3,964
29,280	21,960	28,500	28,500	28,500	27,300	27,300	26,640
75,229	56,422	68,843	62,805	68,820	67,127	58,640	45,734
29,000	21,365	28,477	27,999	28,534	27,026	25,688	24,818
97,000	65,999	95,592	95,104	89,675	92,171	84,415	80,760
8,647	6,485	8,647	8,647	8,647	8,647	8,647	8,647
15,300	13,105	7,672	19,030	7,750	15,945	13,423	12,710
80,472	60,351	78,132	78,132	76,260	74,340	71,700	74,016
1,500	1,820	2,265	1,800	1,918	1,150	1,850	2,756
25,000	24,430	24,250	24,250	23,100	23,100	18,400	18,560
10,084	10,084	9,181	8,567	8,433			
2,000	5,651	4,030	953	1,911	10,487	9,039	10,699
1,000	1,665	728	1,044	237	908	114	487
	216						
2,100	1,400	2,090	2,162	2,597	2,574	2,505	2,190
600		726	280	110	1,294	850	645
10,000	10,161	6,132	10,406	12,757	14,021	16,998	16,052
			90		525		
500		150	349	75		2,534	5,655
500			300		395		340
500				1,158	778	180	894
		250		4,061	5,904		
2,000	1,636	583	5,033	2,186	2,228	4,107	5,392
5,000	4,915	1,497	5,758	6,214	13,944	8,245	385
4,000	545	2,882	600	2,315	7,214	1,350	540
8,000	5,825	7,811	9,315	11,393	3,715	1,965	1,611
12,000	35,975	13,820	250	18,220	5,400	26,935	3,200
6,500	4,375	6,240	6,360	6,600	5,640	1,320	
250	566	485	58	115	317	180	180
4,000				5,380	2,835	2,271	1,040
<b>Total Operating Expenses</b>	<b>434,312</b>	<b>401,471</b>	<b>402,905</b>	<b>420,096</b>	<b>422,028</b>	<b>396,587</b>	<b>353,943</b>
Percent Change	8%	0%	-4%	0%	6%	12%	7%

**Capital Expenses**

Roofing - Admin Exp  
 Roofs & Bld Repairs  
 Painting/PressWash  
 Paving - Road repair  
 Concrete- Sidewalks/Drives  
 Retention Ponds  
 Water Sewer line repair/Damage  
 Insurance claim  
 Plumbing  
 Culpepper Circle - Decks  
 Culpepper - Concrete  
 Culpepper - Foundation/Drainage  
 Pool Furniture  
 Pool Security System  
 Pool Paint Bldg.  
 Pool Repairs-Pump & Cover  
 Sprinkler System  
 Drainage  
 Fence Replacement  
 Door Replacement  
 Misc.

					503	497	
					378,946	799,105	
10,000	19,415	2,950	4,362	36,640	41,326		21,360
				56,843			41,785
10,000	3,230		18,500	13,750			10,136
				6,345		13,119	
	18,019	3,000	3,403	14,146	16,821		2,850
	25,188	17,354	23,866				
					4,500		
	2,150						
				11,500			
	1,628			12,046	15,406		
5,000		587					8,269
	2,500			4,854			
		4,009					
	10,817		10,336			6,615	
					6,894		
			2,706	11,615			1,520
<b>Total Capital Exp</b>	<b>25,000</b>	<b>82,947</b>	<b>27,900</b>	<b>63,173</b>	<b>167,739</b>	<b>464,396</b>	<b>819,336</b>
							<b>85,920</b>

**Under (over) Spent Funds**

Capital Reserve/Replacement  
 CD's/ Money Mkt  
 Operating Account  
 Receivables/Prepaid  
 Insurance  
 Total

<b>\$64,593</b>	<b>(\$10,289)</b>	<b>\$113,458</b>	<b>\$36,066</b>	<b>(\$126,943)</b>	<b>(\$241,430)</b>	<b>\$200,012</b>	<b>\$20,200</b>
\$ 250,000	\$179,801	\$ 173,232	\$ 94,424	\$ 44,330	\$81,583	\$ 165,440	\$ 86,549
\$ 81,291	\$83,477	\$ 83,375	\$ 81,291	\$ 79,790	\$145,822	\$ 145,486	\$ 145,072
\$ 76,588	\$ 79,292	\$ 91,331	\$ 56,668	\$19,393	\$ 38,363	\$ 70,764	\$ 72,078
\$ 7,800	\$ 4,746	\$ 7,152	\$ 9,447	\$22,869	\$ 13,586	\$ 19,416	\$ 20,912
				\$8,779	\$ 6,976	\$ 130,003	\$ 7,864
<b>Total</b>	<b>\$ 415,679</b>	<b>\$ 347,316</b>	<b>\$355,090</b>	<b>\$241,830</b>	<b>\$175,161</b>	<b>\$531,109</b>	<b>\$332,475</b>

Prepared by: Larry Waldrop