

Coble Farm Homeowners Association - Greensboro

Forecast/Bud	1 Half		Actual						
	2022	2021	2020	2019	2018	2017	2016	2015	
Revenue									
Fees per month	\$200	\$200	\$200	\$200	\$175	\$175	\$175	\$175	
Fee X 217 units	\$520,800	\$520,800	\$520,800	\$520,800	\$455,700	\$455,700	\$455,700	\$455,700	
Fees	440,800	220,400	440,800	431,540	431,540	405,700	405,700	357,294	412,532
Capital Fees	80,000	40,000	65,924	89,260	39,307	50,000	50,000	98,406	43,168
Capital Interest	300	133	464	2,179	1,641	308	479	631	531
Late Fees	1,000	-285	920	1,495	2,220	2,438	1,120	1,650	1,995
NSF Charges	100	50	245	40	60	200	40	40	40
Pool Income(Satinwood)	2,100	1,650	1,700	875	2,300	1,900	2,525	1,900	1,450
Homeowner Legal Fees	850	850		86	511	346	499	1,410	323
Insurance Settlement-Roof							184,537	929,075	
Insurance Settlement	8,403	8,403	37,299	17,354	24,466			25,000	
Fines/Miscellaneous					100		94	530	25
Total Revenue	\$ 533,553	\$ 271,201	\$ 547,351	\$ 542,829	\$ 502,145	\$ 460,891	\$ 644,994	\$ 1,415,935	\$ 460,063
Operating Expenses									
Audit	1,350	1,350	1,350	1,350	1,185	1,185	1,185	1,100	1,000
Legal	1,350	1,410	412	86	781	776	940	2,719	250
Bad Debit						(1,145)	2,705	3,856	4,426
Office Expense	2,000	472	1,998	1,052	3,147	2,313	2,212	2,222	3,964
Management Fee	29,280	14,640	29,280	28,500	28,500	28,500	27,300	27,300	26,640
Insurance	87,000	41,239	75,422	68,843	62,805	68,820	67,127	58,640	45,734
Electricity	29,000	11,521	28,465	28,477	27,999	28,534	27,026	25,688	24,818
Water/Sewer	93,000	47,434	88,694	95,592	95,104	89,675	92,171	84,415	80,760
Storm water	8,647	4,323	8,647	8,647	8,647	8,647	8,647	8,647	8,647
Exterminating	15,000	5,685	16,598	7,672	19,030	7,750	15,945	13,423	12,710
Lawn Maint. (Turf Serv.)	90,000	49,053	80,469	78,132	78,132	76,260	74,340	71,700	74,016
Retention Ponds	2,000	1,790	3,465	2,265	1,800	1,918	1,150	1,850	2,756
Pine Needles/mulch	30,219	30,219	24,430	24,250	24,250	23,100	23,100	18,400	18,560
Pool Maintenance Contract	10,084	5,660	10,084	9,181	8,567	8,433			
Pool-Labor/Repairs	2,234	298	5,901	4,030	953	1,911	10,487	9,039	10,699
Pool Supplies	1,500	517	1,829	728	1,044	237	908	114	487
Pool Bathroom cleaning	500		511						
Pool Telephone/Internet	2,100	1,075	2,100	2,090	2,162	2,597	2,574	2,505	2,190
Sprinkler System	500	(195)	195	726	280	110	1,294	850	645
Labor - Lambeth	10,000	7,915	11,105	6,132	10,406	12,757	14,021	16,998	16,052
Labor Painting				90			525		
Maint - Roof			225	150	349	75		2,534	5,655
labor-Brick-Concrete					300		395		340
Maint - Electrical						1,158	778	180	894
Plumbing				250		4,061	5,904		
Supplies/materials	2,000	1,351	1,940	583	5,033	2,186	2,228	4,107	5,392
Landscaping/Grounds	78,000	7,923	4,915	1,497	5,758	6,214	13,944	8,245	385
Plant Replacement	2,000		1,145	2,882	600	2,315	7,214	1,350	540
Gutter Cleaning	9,000	4,530	10,270	7,811	9,315	11,393	3,715		1,965
Tree Removal / Pruning	15,000	7,700	35,975	13,820	250	18,220	5,400	26,935	3,200
GooseMasters	6,500	2,625	6,625	6,240	6,360	6,600	5,640	1,320	
Misc. / taxes/Ins claim	500	136	646	485	58	115	317	180	180
Snow Removal	4,000	2,000				5,380	2,835	2,271	1,040
Total Operating Expenses	532,764	250,670	452,696	401,471	402,905	420,096	422,028	396,587	353,943
Percent Change	18%		13%	0%	-4%	0%	6%	12%	7%
Capital Expenses									
Roofing - Admin Exp							503	497	
Roofs & Bld Repairs							378,946	799,105	
Painting/PressWash	25,585	25,585	19,415	2,950	4,362	36,640	41,326		21,360
Paving - Road repair						56,843			41,785
Concrete- Sidewalks/Drives	17,230	17,230	3,230		18,500	13,750			10,136
Retention Ponds						6,345		13,119	
Water Sewer line repair/Damage	5,000		25,570	3,000	3,403	14,146	16,821		2,850
Insurance claim	3,240	3,240	29,914	17,354	23,866				
Plumbing							4,500		
Culpepper Circle - Decks			2,150						
Culpepper - Concrete						11,500			
Culpepper - Foundation/Drainage			1,628			12,046	15,406		
Pool Furniture				587					
Pool Security System									8,269
Pool Paint Bldg.			2,500						
Pool Repairs-Pump & Cover						4,854			
Sprinkler System				4,009					
Drainage	5,636	5,636	11,895		10,336			6,615	
Fence Replacement							6,894		
Door Replacement					2,706				1,520
Misc.									
Total Capital Exp	56,691	51,691	96,302	27,900	63,173	167,739	464,396	819,336	85,920
Under (over) Spent	(\$55,902)	(\$31,161)	(\$1,646)	\$113,458	\$36,066	(\$126,943)	(\$241,430)	\$200,012	\$20,200
Funds									
Capital Reserve/Replacement	\$ 200,000	\$178,636	\$ 186,954	\$ 173,232	\$ 94,424	\$ 44,330	\$81,583	\$ 165,440	\$ 86,549
CD's/ Money Mkt	\$ 84,000	\$83,729	\$ 83,729	\$ 83,375	\$ 81,291	\$ 79,790	\$145,822	\$ 145,486	\$ 145,072
Operating Account	\$ 26,135	\$76,322	\$ 99,199	\$ 91,331	\$ 56,668	\$19,393	\$ 38,363	\$ 70,764	\$ 72,078
Receivables/Prepaid	\$ 5,000	\$2,396	\$ 4,832	\$ 7,152	\$ 9,447	\$22,869	\$ 13,586	\$ 19,416	\$ 20,912
Insurance						\$8,779	\$ 6,976	\$ 130,003	\$ 7,864
Total	\$ 315,135	\$341,083	\$374,715	\$355,090	\$241,830	\$175,161	\$286,329	\$531,109	\$332,475

Prepared by: Larry Waldrop