

Coble Farm Homeowners Association - Greensboro

| Revenue | Forecast/Bud | Actual | | | | | | | |
|----------------------------------|--------------------|--------------------|-------------------|-------------------|-------------------|--------------------|--------------------|---------------------|-------------------|
| | 2022 | 9/30/2022 | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 | 2015 |
| | \$200 | \$200 | \$200 | \$200 | \$200 | \$175 | \$175 | \$175 | \$175 |
| Fees per month | \$200 | \$200 | \$200 | \$200 | \$200 | \$175 | \$175 | \$175 | \$175 |
| Fee X 217 units | \$520,800 | \$520,800 | \$520,800 | \$520,800 | \$520,800 | \$455,700 | \$455,700 | \$455,700 | \$455,700 |
| Fees | 440,800 | 330,600 | 440,800 | 431,540 | 431,540 | 405,700 | 405,700 | 357,294 | 412,532 |
| Capital Fees | 80,000 | 60,000 | 65,924 | 89,260 | 39,307 | 50,000 | 50,000 | 98,406 | 43,168 |
| Capital Interest | 300 | 284 | 464 | 2,179 | 1,641 | 308 | 479 | 631 | 531 |
| Late Fees | 200 | -165 | 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) | 1,675 | 1,675 | 1,700 | 875 | 2,300 | 1,900 | 2,525 | 1,900 | 1,450 |
| Homeowner Legal Fees | 1,042 | 1,042 | | 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 | \$ 532,520 | \$ 401,889 | \$ 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 | 1,602 | 1,602 | 412 | 86 | 781 | 776 | 940 | 2,719 | 250 |
| Bad Debit | | | | | | (1,145) | 2,705 | 3,856 | 4,426 |
| Office Expense | 2,000 | 754 | 1,998 | 1,052 | 3,147 | 2,313 | 2,212 | 2,222 | 3,964 |
| Management Fee | 29,280 | 21,960 | 29,280 | 28,500 | 28,500 | 28,500 | 27,300 | 27,300 | 26,640 |
| Insurance | 87,688 | 63,937 | 75,422 | 68,843 | 62,805 | 68,820 | 67,127 | 58,640 | 45,734 |
| Electricity | 29,000 | 18,320 | 28,465 | 28,477 | 27,999 | 28,534 | 27,026 | 25,688 | 24,818 |
| Water/Sewer | 93,000 | 69,830 | 88,694 | 95,592 | 95,104 | 89,675 | 92,171 | 84,415 | 80,760 |
| Storm water | 8,647 | 6,485 | 8,647 | 8,647 | 8,647 | 8,647 | 8,647 | 8,647 | 8,647 |
| Exterminating | 15,000 | 7,705 | 16,598 | 7,672 | 19,030 | 7,750 | 15,945 | 13,423 | 12,710 |
| Lawn Maint. (Turf Serv.) | 97,000 | 73,053 | 80,469 | 78,132 | 78,132 | 76,260 | 74,340 | 71,700 | 74,016 |
| Retention Ponds | 3,000 | 2,570 | 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 | 10,290 | 10,290 | 10,084 | 9,181 | 8,567 | 8,433 | | | |
| Pool-Labor/Repairs | 3,000 | 1,575 | 5,901 | 4,030 | 953 | 1,911 | 10,487 | 9,039 | 10,699 |
| Pool Supplies | 1,583 | 1,583 | 1,829 | 728 | 1,044 | 237 | 908 | 114 | 487 |
| Pool Bathroom cleaning | 500 | 198 | 511 | | | | | | |
| Pool Telephone/Internet | 2,100 | 1,614 | 2,100 | 2,090 | 2,162 | 2,597 | 2,574 | 2,505 | 2,190 |
| Sprinkler System | 3,637 | 3,637 | 195 | 726 | 280 | 110 | 1,294 | 850 | 645 |
| Labor - Lambeth | 11,000 | 9,128 | 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 | 1,235 | 1,235 | | | | 1,158 | 778 | 180 | 894 |
| Plumbing | 8,835 | 8,835 | | 250 | | 4,061 | 5,904 | | |
| Supplies/materials | 2,000 | 1,625 | 1,940 | 583 | 5,033 | 2,186 | 2,228 | 4,107 | 5,392 |
| Landscaping/Grounds | 25,000 | 19,323 | 4,915 | 1,497 | 5,758 | 6,214 | 13,944 | 8,245 | 385 |
| Plant Replacement | 1,000 | | 1,145 | 2,882 | 600 | 2,315 | 7,214 | 1,350 | 540 |
| Gutter Cleaning | 9,000 | 5,133 | 10,270 | 7,811 | 9,315 | 11,393 | 3,715 | | 1,965 |
| Tree Removal / Pruning | 39,850 | 37,350 | 35,975 | 13,820 | 250 | 18,220 | 5,400 | 26,935 | 3,200 |
| GooseMasters | 6,500 | 4,250 | 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 | 527,816 | 405,696 | 452,696 | 401,471 | 402,905 | 420,096 | 422,028 | 396,587 | 353,943 |
| Percent Change | 17% | | 13% | 0% | -4% | 0% | 6% | 12% | 7% |
| Capital Expenses | | | | | | | | | |
| Roofing - Admin Exp | | | | | | | 503 | 497 | |
| Roofs & Bld Repairs | | | | | | | 378,946 | 799,105 | |
| Painting/PressWash | 26,365 | 26,365 | 19,415 | 2,950 | 4,362 | 36,640 | 41,326 | | 21,360 |
| Paving - Road repair | | | | | | 56,843 | | | 41,785 |
| Concrete- Sidewalks/Drives | 17,800 | 17,800 | 3,230 | | 18,500 | 13,750 | | | 10,136 |
| Retention Ponds | 4,790 | | | | | 6,345 | | 13,119 | |
| Water Sewer line repair/Damage | | | 25,570 | 3,000 | 3,403 | 14,146 | 16,821 | | 2,850 |
| Insurance claim | 11,642 | 11,642 | 29,914 | 17,354 | 23,866 | | | | |
| Tree Project - Community | 140,160 | 140,160 | | | | | | | |
| Plumbing | | | | | | | 4,500 | | |
| Culpepper Circle - Decks | 145 | 145 | 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 | 10,490 | | 11,895 | | 10,336 | | | 6,615 | |
| Fence Replacement | | 10,490 | | | | | 6,894 | | |
| Door Replacement | | | | | 2,706 | 11,615 | | | 1,520 |
| Misc. | | | | | | | | | |
| Total Capital Exp | 211,392 | 206,603 | 96,302 | 27,900 | 63,173 | 167,739 | 464,396 | 819,336 | 85,920 |
| Under (over) Spent Funds | (\$206,688) | (\$210,410) | (\$1,646) | \$113,458 | \$36,066 | (\$126,943) | (\$241,430) | \$200,012 | \$20,200 |
| Capital Reserve/Replacement | \$ 35,000 | \$34,868 | \$ 186,954 | \$ 173,232 | \$ 94,424 | \$ 44,330 | \$81,583 | \$ 165,440 | \$ 86,549 |
| CD's/ Money Mkt | \$83,729 | \$83,729 | \$ 83,729 | \$ 83,375 | \$ 81,291 | \$ 79,790 | \$145,822 | \$ 145,486 | \$ 145,072 |
| Operating Account | \$ 45,300 | \$39,986 | \$ 99,199 | \$ 91,331 | \$ 56,668 | \$19,393 | \$ 38,363 | \$ 70,764 | \$ 72,078 |
| Receivables/Prepaid | \$ 4,000 | \$2,294 | \$ 4,832 | \$ 7,152 | \$ 9,447 | \$22,869 | \$ 13,586 | \$ 19,416 | \$ 20,912 |
| Insurance | | | | | | \$8,779 | \$ 6,976 | \$ 130,003 | \$ 7,864 |
| Total | \$ 168,029 | \$160,877 | \$374,715 | \$355,090 | \$241,830 | \$175,161 | \$286,329 | \$531,109 | \$332,475 |

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