

Cabin Creek FY2021 Budget	<u>Annual</u>	<u>2020 Budget</u>	<u>Actuals YTD</u>	<u>Comments</u>
	Proposed 2021			
Income				
4200 HOA Dues	38,400.00	36,000.00	30,000.00	38400
4280 Interest Income			12.19	
4300 Special Assess Income			9,840.00	
Total Income	\$ 38,400.00	\$ 36,000.00	\$ 39,852.19	To meet operating expense due are recommended to be raised to \$400/mo
Gross Profit	\$ 38,400.00	\$ 36,000.00	\$ 39,852.19	
Expenses				
6000 Accounting	200.00	200.00	17.24	
6005 Bank Fees	0.00		76.00	
6010 CO Annual Report	10.00	10.00	10.00	
6015 DORA HOA Registration	38.00	30.00	33.00	
6020 Hot Tub Maintenance		500.00		Remove line- HT removed
6030 Insurance				
6031 Gen Liability Insurance	9,330.00	8,900.00	6,663.74	740.42/mo + 5%
6302 D&O Insurance	770.00	770.00		731 in FY18 & FY19. + 5%
Total 6030 Insurance	\$ 10,100.00	\$ 9,670.00	\$ 6,663.74	
6035 Landscaping	2,500.00	2,000.00	2,716.00	3 yr avg 2400
6040 Legal	500.00	500.00	1,866.00	
6045 Management Fees	6,770.00	6,636.00	5,530.00	PY+2% CPI
Postage	60.00	50.00	205.88	QuickBooks \$15/qtr
6060 Plowing	3,400.00	3,364.00	2,220.00	\$90 per plow, ~30 plows + 700 in snow blow/ extras
6065 Repairs & Maintenance	1,850.00	1,800.00	954.66	3 yr avg 2400. W/out roof leak 2018, 1991.51
6070 RPHOA Maintenance	1,050.00	900.00	1,382.00	Prices look like they are going up, 2 yr avg 1069
6075 Sewer	3,460.00	3,090.00	3,362.99	840/qtr +3%
6080 Shoveling	2,310.00	2,250.00	1,540.00	
6082 Roof Shoveling			4,709.25	AE recommending that \$4,000 is added to operating budget- this would cause dues to be raised to \$435/monthly
6085 Trash Removal	3,360.00	3,000.00	2,491.15	~\$280 monthly
6090 Utilities	175.00	500.00	124.59	~13/mo with higher in Dec/Jan
6095 Water - Irrigation	1,820.00	1,350.00	1,766.40	Pay last quarter in next year. PY + 3%
6097 Website	150.00	150.00		
Total Expenses	\$ 37,753.00	\$ 36,000.00	\$ 35,668.90	
Net Operating Income	\$ 647.00	\$ 0.00	\$ 4,183.29	
Other Income				
7000 Reserve Income			7,000.00	
Total Other Income	\$ 0.00	\$ 0.00	\$ 7,000.00	
Other Expenses				
8000 Reserve Expense			6,547.60	
Total Other Expenses	\$ 0.00	\$ 0.00	\$ 6,547.60	
Net Other Income	\$ 0.00	\$ 0.00	\$ 452.40	
Net Income	\$ 647.00	\$ 0.00	\$ 4,635.69	