

Cabin Creek HOA 2016 Budget

	2015 Actuals	2016 Actuals thru 11/30/16	2016 Budget	2016 thru 11/30/16 Actual to Budget Var.	Draft 2017 Budget
4200 · HOA Dues	\$30,800	\$30,800	\$33,600	\$2,800	\$33,600
4280 · Interest Income	\$1	\$1	\$1	\$0	\$1
	<u>\$30,801</u>	<u>\$30,801</u>	<u>\$33,601</u>	<u>\$2,800</u>	<u>\$33,601</u>
6004 · Accounting	\$0	\$300	\$300	\$0	\$300
6005 · Bank Fees	\$210	\$200	\$200	\$0	\$200
6010 · CO Annual Report	\$0	\$10	\$10	\$0	\$10
6011 · DORA Registration	\$0	\$30	\$30	\$0	\$30
6020 · Hot Tub Maintenance	\$1,092	\$1,587	\$1,500	\$87	\$1,700
6025 · Hot Tub Repairs	\$0	\$0	\$500	(\$500)	\$500
6030 · Insurance	\$6,543	\$6,125	\$7,000	(\$875)	\$7,000
6035 · Landscaping	\$840	\$493	\$300	\$193	\$500
6045 · Management Fees	\$2,250	\$4,950	\$5,400	(\$450)	\$5,400
6055 · Office Supplies & Postage	\$31	\$0	\$0	\$0	\$0
6060 · Plowing	\$1,080	\$1,710	\$7,600	(\$5,890)	\$2,250
6065 · Repairs & Maintenance	\$1,086	\$2,482	\$1,100	\$1,382	\$2,500
6070 · RPHOA Maintenance	\$494	\$416	\$500	(\$84)	\$500
6075 · Sewer	\$2,816	\$2,816	\$3,000	(\$184)	\$3,000
6080 · Shoveling	\$60	\$434	\$75	\$359	\$450
6082 · Roof Shoveling	\$1,350	\$457	\$1,400	(\$943)	\$1,400
6085 · Trash Removal	\$2,294	\$2,548	\$2,650	(\$102)	\$2,650
6090 · Utilities	\$490	\$547	\$500	\$47	\$550
6095 · Water - Irrigation	\$1,244	\$1,281	\$1,250	\$31	\$1,300
6098 · Prior Year Adjust	-\$1,904	\$0	\$0	\$0	\$0
	<u>\$19,976</u>	<u>\$26,387</u>	<u>\$33,315</u>	<u>(\$6,928)</u>	<u>\$30,240</u>
Net Operating Income	<u>\$10,825</u>	<u>\$4,414</u>	<u>\$286</u>	<u>(\$4,128)</u>	<u>\$3,361</u>
7000 · Major Maintenance - Reserves	<u>\$13,451</u>	<u>\$70,540</u>	<u>\$80,000</u>	<u>(\$9,460)</u>	<u>\$0</u>
2016 Special Assessment Due May 1, 2016		\$80,000	\$80,000		
2016 Special Assessment per Unit		\$10,000	\$10,000		

Cabin Creek HOA
Transaction Detail By Account
 January through November 2016

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
8000 - Reserve Expense								
Check	06/21/2016	E-Ch...	Turner Morris, Inc.	Turner Morris Roof Permit		1020 · Chec...	886.36	886.36
Check	06/30/2016	E-Ch...	Turner Morris, Inc.	Turner Morris Payment #1		1020 · Chec...	29,050.00	29,936.36
Check	06/30/2016	E-Ch...	Alpine Edge Prop...	15% on Turner Morris Payment #1		1020 · Chec...	4,357.50	34,293.86
Check	07/25/2016	E-Ch...	Alpine Edge Prop...	15% on Turner Morris Payment #2		1020 · Chec...	2,149.85	36,443.71
Check	07/26/2016	E-Ch...	Turner Morris, Inc.	Turner Morris Payment #2		1020 · Chec...	14,332.31	50,776.02
Bill	09/15/2016	E-Ch...	Turner Morris, Inc.	Turn Morris Payment #3 - Final		20000 · Acc...	17,185.69	67,961.71
Check	09/30/2016	E-Pay	Alpine Edge Prop...	15% on Turner Morris Payment #3		1020 · Chec...	2,577.85	70,539.56
Total 8000 - Reserve Expense							70,539.56	70,539.56
TOTAL							70,539.56	70,539.56