

Sunday, January 8, 2012

Here is the spreadsheet for Cobblestone actual vs budget. You will see that you lost money in 2011. I have prepared a budget for 2012 with keeping dues at the current \$210. If you keep dues at \$210, it looks like you could be running a deficit of \$1200 without having anything budgeted for repairs and maintenance. With the buildings getting older, you should be expecting more in repairs. I don't think dues have been increased since 2006. You may want to consider raising dues this year.

Dianne

COBBLESTONE CONDOMINIUM ASSOCIATION

	2012 BUDGET	2011 ACTUAL	2011 BUDGET	2010 ACTUAL	2009 ACTUAL	2009 BUDGET
INCOME:						
DUES	25920	25920	25920	25920	24840	23760
RESERVES	4320	4320	4320	4320	4140	3960
LATE FEES		210		62	157	
TRANSFER FEES		50		0	50	
INTEREST	40	37	40	40	72	100
WORK DAYS		0	420	630	630	
SPECIAL ASSESSMENT						
TOTAL INCOME	30,280	30,537	30,700	30,972	29,889	27,820
EXPENSES:						
PUBLIC SERVICE	1000	948	900	849	751	950
WATER & SEWER	5800	5768	5600	5548	5432	5300
SUPPLIES	10		10		0	10
BOOKKEEPING	1200	1200	1200	1200	1200	1200
BANK CHARGES				5	0	0
TRASH REMOVAL	2000	1778	1650	1544	1450	1500
CABLE TV	5400	5179	5100	4938	4747	4700
INSURANCE	5900	5701	5500	5278	5194	5500
WORK DAY	1000	765	1000	1212	1353	1000
SNOWPLOWING		1795		1600	2400	3000
LEGAL FEES					325	
OFFICE EXPENSES	50	142	50	56	132	100
LICENSES & TAXES	10	10	10	10	0	10
MANAGEMENT FEE	4800	4800	4800	3600		
REPAIRS & MAINT.		1560	560	1476	575	230
RESERVE ACCOUNT	4320	4320	4320	3960	4320	4320
TRANSFER FEE		50			50	
TOTAL EXPENSES	31,490	34,016	30,700	31,276	27,929	27,820
SURPLUS (DEFICIT)	-1,210	-3,479	0	-304	1,960	0

DUES @ \$210/MONTH

COBBLESTONE CONDOMINIUM ASSOCIATION

	2008 ACTUAL	2008 BUDGET	2007 ACTUAL	2007 BUDGET	2006 ACTUAL	2006 BUDGET	2005 ACTUAL	2005 BUDGET
INCOME:								
DUES	23760	23760	23760	23760	23306	23320	18480	18480
RESERVES	3960	3960	3960	3960	3960	3960	3960	3960
LATE FEES	63		105		21	0	69	
TRANSFER FEES	50				50			
INTEREST	121.96	125	113	150	133	0	0	80
WORK DAYS	420		420		0	0	0	
SPECIAL ASSESSMENT					2400			
TOTAL INCOME	28,375	27,845	28,358	27,870	29,870	27,280	22,509	22,520
EXPENSES:								
PUBLIC SERVICE	923	850	811	800	750	750	661	750
WATER & SEWER	5219	5000	4723	5100	5097	5189	5189	5040
SUPPLIES		0	0	0	0	0	0	0
BOOKKEEPING	1200	1200	1200	1200	1200	1200	1200	1200
BANK CHARGES	5	0	0	0	0	0	0	0
TRASH REMOVAL	1450	1450	1812	1500	1456	1800	1618	1560
CABLE TV	4464	4400	4260	4200	4072	4000	3828	3800
INSURANCE	5012	5100	4935	5000	4760	4800	4672	4400
WORK DAY	950	1000	1051	1000	807	1000	1018	
SNOWPLOWING	2680	2400	2304	2250	2288	1800	1745	1500
LEGAL FEES		0	0	0	50			
OFFICE EXPENSES	93	100	102	75	89	25	12	50
LICENSES & TAXES	10	10	10	10	10	10	10	50
MANAGEMENT FEE								
REPAIRS & MAINT.	1149	1700	376	1700	1473	1000	555	0
RESERVE ACCOUNT	4320	4320	4320	4320	4320	4320	4320	4320
TRANSFER FEE	50							
TOTAL EXPENSES	27,525	27,530	25,904	27,155	26,372	25,894	24,828	22,670
SURPLUS (DEFICIT)	850	315	2,454	715	3,498	1,386	-2,319	-150

DUES @ \$210/MONTH

COBBLESTONE CONDOMINIUM ASSOCIATION

	2004 ACTUAL	2003 ACTUAL	2002 ACTUAL	2001 ACTUAL	2000 ACTUAL	1999 ACTUAL	1998 ACTUAL
INCOME:							
DUES	18,370	17,160	17,160	16,870	16,940	18,590	15,960
RESERVES	3,960	3,960	3,960	1,980			
LATE FEES	51	32	144	64	104	182	48
TRANSFER FEES							
INTEREST	79	65	73	15	3	42	32
WORK DAYS	0	160	160	390	240	360	120
SPECIAL ASSESSMENT							
TOTAL INCOME	22,460	21,377	21,497	19,319	17,287	19,174	16,160
EXPENSES:							
PUBLIC SERVICE	727	675	731	874	887	986	944
WATER & SEWER	4,735	5,052	5,041	5,043	5,094	5,040	5,048
SUPPLIES	0	0	0	0	0	0	11
BOOKKEEPING	1,200	1,200	1,200	900	600	600	600
BANK CHARGES	0	0	0	0	0	0	0
TRASH REMOVAL	1,560	1,927	1,781	1,711	1,578	1,416	1,295
CABLE TV	3,611	3,407	3,206	2,983	2,826	2,659	2,460
INSURANCE	4,062	3,612	3,227	2,981	2,440	2,370	2,301
WORK DAY	0	0	0		46	0	72
SNOWPLOWING	905	1,540	880	1,028	1,375	780	570
LEGAL FEES							
OFFICE EXPENSES	68	38	78	54	63	64	57
LICENSES & TAXES	45	45	0	45	0	0	0
MANAGEMENT FEE							
REPAIRS & MAINT.	1,257	1,283	427	1,593	2,089	5,435	832
RESERVE ACCOUNT	4,320	4,320	4,320	2,160		0	120
TRANSFER FEE							
TOTAL EXPENSES	22,490	23,099	20,891	19,372	16,998	19,350	14,310
SURPLUS (DEFICIT)	-30	-1,722	606	-53	289	-176	1,850

DUES @ \$210/MONTH