

Cobblestone Condominium Association Budget Compare

	2013 BUDGET	2012 ACTUAL	2012 BUDGET	2011 ACTUAL	2011 BUDGET
INCOME:					
DUES	25920	25920	25920	25920	25920
RESERVES	4320	4320	4320	4320	4320
ROOF RESERVES	12960				
LATE FEES		231		210	
TRANSFER FEES				50	
INTEREST		23	40	37	40
WORK DAYS				0	420
SPECIAL ASSESSMENT					
TOTAL INCOME	43,200	30,494	30,280	30,537	30,700
EXPENSES:					
PUBLIC SERVICE	900	864	1000	948	900
WATER & SEWER	5800	5769	5800	5768	5600
SUPPLIES			10		10
BOOKKEEPING	1200	1200	1200	1200	1200
BANK CHARGES		20			
TRASH REMOVAL	2100	2058	2000	1778	1650
CABLE TV	5600	5441	5400	5179	5100
INSURANCE	5200	5107	5900	5701	5500
WORK DAY			1000	765	1000
SNOWPLOWING				1795	
LEGAL FEES					
OFFICE EXPENSES	90	89	50	142	50
LICENSES & TAXES	10	10	10	10	10
MANAGEMENT FEE	6000	4800	4800	4800	4800
REPAIRS & MAINT.		2988		1560	560
RESERVE ACCOUNT	4320	4320	4320	4320	4320
ROOF RESERVE	12960				
TRANSFER FEE				50	
TOTAL EXPENSES	44,180	32,666	31,490	34,016	30,700
SURPLUS (DEFICIT)	-980	-2,172	-1,210	-3,479	0

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	2010 ACTUAL	2009 ACTUAL	2009 BUDGET	2008 ACTUAL	2008 BUDGET
INCOME:					
DUES	25920	24840	23760	23760	23760
RESERVES	4320	4140	3960	3960	3960
ROOF RESERVES					
LATE FEES	62	157		63	
TRANSFER FEES	0	50		50	
INTEREST	40	72	100	121.96	125
WORK DAYS	630	630		420	
SPECIAL ASSESSMENT					
TOTAL INCOME	30,972	29,889	27,820	28,375	27,845
EXPENSES:					
PUBLIC SERVICE	849	751	950	923	850
WATER & SEWER	5548	5432	5300	5219	5000
SUPPLIES		0	10		0
BOOKKEEPING	1200	1200	1200	1200	1200
BANK CHARGES	5	0	0	5	0
TRASH REMOVAL	1544	1450	1500	1450	1450
CABLE TV	4938	4747	4700	4464	4400
INSURANCE	5278	5194	5500	5012	5100
WORK DAY	1212	1353	1000	950	1000
SNOWPLOWING	1600	2400	3000	2680	2400
LEGAL FEES		325			0
OFFICE EXPENSES	56	132	100	93	100
LICENSES & TAXES	10	0	10	10	10
MANAGEMENT FEE	3600				
REPAIRS & MAINT.	1476	575	230	1149	1700
RESERVE ACCOUNT	3960	4320	4320	4320	4320
ROOF RESERVE					
TRANSFER FEE		50		50	
TOTAL EXPENSES	31,276	27,929	27,820	27,525	27,530
SURPLUS (DEFICIT)	-304	1,960	0	850	315

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	2007 ACTUAL	2007 BUDGET	2006 ACTUAL	2006 BUDGET	2005 ACTUAL	2005 BUDGET	2004 ACTUAL
INCOME:							
DUES	23760	23760	23306	23320	18480	18480	18,370
RESERVES	3960	3960	3960	3960	3960	3960	3,960
ROOF RESERVES							
LATE FEES	105		21	0	69		51
TRANSFER FEES			50				
INTEREST	113	150	133	0	0	80	79
WORK DAYS	420		0	0	0		0
SPECIAL ASSESSMENT			2400				
TOTAL INCOME	28,358	27,870	29,870	27,280	22,509	22,520	22,460
EXPENSES:							
PUBLIC SERVICE	811	800	750	750	661	750	727
WATER & SEWER	4723	5100	5097	5189	5189	5040	4,735
SUPPLIES	0	0	0	0	0	0	0
BOOKKEEPING	1200	1200	1200	1200	1200	1200	1,200
BANK CHARGES	0	0	0	0	0	0	0
TRASH REMOVAL	1812	1500	1456	1800	1618	1560	1,560
CABLE TV	4260	4200	4072	4000	3828	3800	3,611
INSURANCE	4935	5000	4760	4800	4672	4400	4,062
WORK DAY	1051	1000	807	1000	1018		0
SNOWPLOWING	2304	2250	2288	1800	1745	1500	905
LEGAL FEES	0	0	50				
OFFICE EXPENSES	102	75	89	25	12	50	68
LICENSES & TAXES	10	10	10	10	10	50	45
MANAGEMENT FEE							
REPAIRS & MAINT.	376	1700	1473	1000	555	0	1,257
RESERVE ACCOUNT	4320	4320	4320	4320	4320	4320	4,320
ROOF RESERVE							
TRANSFER FEE							
TOTAL EXPENSES	25,904	27,155	26,372	25,894	24,828	22,670	22,490
SURPLUS (DEFICIT)	2,454	715	3,498	1,386	-2,319	-150	-30

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

Bill Hyde

From: Dianne Stuhr <Dianne@stuhrcpa.com>
Sent: Thursday, January 10, 2013 3:47 PM
To: Bill Hyde; Brian Shorter
Attachments: COBBLESTONEBUDGETCOMPARE.XLS

Here is a spreadsheet that shows the 2012 actual vs budget and a preliminary 2013 budget. You will notice that you are running a deficit and there is nothing in the budget for repairs & maintenance or work day. You have actually had a deficit that last 3 years. You may want to consider raising the operating portion of the dues to cover your everyday expenses. Let me know if you have any questions.

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