

# COBBLESTONE - 2012 FINAL BUDGET



## INCOME

	<b><u>2012</u></b>	
DUES	413,580	X \$5 Dues Increase - 2%
RENTAL UNIT	7,332	X \$950 and \$244 Dues
LATE FEES/NSF	1,200	X
	<b><u>422,112</u></b>	

## OPERATING EXPENSES

ACCOUNTING (TAX RTN.)	900	X 08 & '09 = Audit / '10 & '11 = Review
ADMIN	5,900	X
BAD DEBT (COLLECTIONS)	1,200	X Used for write off / loss of dues
CONTINGENCY	4,000	X if not used, to fund Reserves or other Operating
ELECTRIC	5,029	X CSU: 7% increase estimated
GAS	1,700	X
GENERAL MX & REPAIR	14,800	X includes future security if desired
GUTTER RPR/CLEANING	5,000	X \$4.5k contract for 2 cleanings
INSURANCE	39,031	X <i>estimating 10% on all policies</i>
<i>General Liability</i>	\$5k ded	2-1-12 renew \$1m/\$100k/\$5k med/ \$100k/\$2m and \$100k Auto
<i>Crime</i>		1-12 renew \$450k
<i>D&amp;O</i>		1-12 renew \$1M with \$1k ded.
<i>Umbrella</i>		1-12 renew with \$1M umbrella and \$10k ded.
<i>Worker's Comp</i>		\$100k/\$100k - \$500k
JANITORIAL	750	X
LANDSCAPING	10,000	X
LEGAL EXPENSE	4,000	X \$1k for the Board
- Legal Reimb.	(3,000)	X all for Collections
LAWN CONTRACT	42,000	X using new bid from ULS
LIGHT MAINTENANCE	4,150	X
MANAGEMENT FEES	23,400	X
PEST CONTROL SVC	2,000	X
POOL OPERATIONS	4,000	X
ROOF REPAIR	6,600	X
SIGN REPAIR/REPLACE	150	X
SNOW REMOVAL	9,000	X
STREET SWEEP/REPAIR	600	X
SPRINKLER REPAIR	5,500	X
TAXES FED/STATE	1,000	X Reserves only
TAXES 216 / GARAGE	1,100	X real property taxes
TRASH	15,210	X \$1105 avg w/recycle fee - and 6 cleanings \$400 for roll-off dumpster
TREE MAINTENANCE	10,000	X
WATER	<u>50,352</u>	X CSU new 12% 6-11 CSU: increases unknown at this time
<b>TOTAL OP. EXPENSES</b>	<b><u>264,372</u></b>	

## RESERVES

CONSOLIDATED	132,000	X plus \$4k Contingency
* ROOFING	25,740	X note: \$18,000 from \$150k above to be included/year

## TOTAL EXPENSES:

	<b><u>422,112</u></b>
SURPLUS (SHORTAGE)	0
Per Unit/Month	0

Balanced Budget