

Cold Water Creek HOA

Budget

Fiscal Year 2025

	2024 Budget	2024 Actual 9/30/2024	Jan	Feb	Mar	Apr	May	Jun	2025 Jul	Aug	Sep	Oct	Nov	Dec	Annual
Income															
Operating Income															
40001 - Assessments - Monthly	\$ 60,840	\$ 44,850	\$ 5,070	\$ 5,070	\$ 5,070	\$ 5,070	\$ 5,070	\$ 5,070	\$ 5,070	\$ 5,070	\$ 5,070	\$ 5,070	\$ 5,070	\$ 5,070	\$ 60,840
40002 - Assessments - Special	-	-													-
40125 - Fines	-	(495)							\$ 50	\$ 50					100
40131 - Operating Interest	-	8													-
40145 - Interest on Late Accounts	-	25													-
40150 - Key/Remote Fees	-	75					\$ 50								50
40165 - Late Fees	-	120	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	120
40175 - Returned Payment Fee	-	30													-
40185 - Reinvestment Fees	-	195													-
40140 - Parking Income	5,000	6,500						6,500							6,500
Total Operating Income	65,840	51,308	5,080	5,080	5,080	5,080	5,130	11,580	5,130	5,130	5,080	5,080	5,080	5,080	67,610
40130 - Interest - Savings	-	119	10	10	10	10	10	10	10	10	10	10	10	10	120
Total Income	65,840	51,427	5,090	5,090	5,090	5,090	5,140	11,590	5,140	5,140	5,090	5,090	5,090	5,090	67,730
Expense															
Operating Expense															
Administrative Expense															
50100 - Fees (Bank, Licensing, Etc.)	\$ 132	\$ 90	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	120
50110 - Copies & Postage	840	757	80	80	80	80	80	80	80	80	80	80	80	80	960
50125 - Management Fees	6,240	5,355	595	595	595	595	595	595	595	595	595	595	595	595	7,140
50155 - Professional Services (Legal, Acct, Tax Prep)	504	334	50	50	50	50	50	50	50	50	50	50	50	50	600
50170 - Social	-	458	40	40	40	40	40	40	40	40	40	40	40	40	480
50300 - Insurance	2,976	1,547	240	240	240	240	240	240	240	240	240	240	240	240	2,880
50400 - Legal	-	850	50	50	50	50	50	50	50	50	50	50	50	50	600
Total Administrative Expense	10,692	9,391	1,065	1,065	1,065	1,065	1,065	1,065	1,065	1,065	1,065	1,065	1,065	1,065	12,780
Common Area Expense															
65000 - Maintenance & Repairs	3,600	2,443	300	300	300	300	300	300	300	300	300	300	300	300	3,600
66800 - Landscaping	19,200	5,173	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	14,400
66825 - Landscaping - Sprinklers	1,080	-	50	50	50	50	50	50	50	50	50	50	50	50	600
67500 - Pool	18,960	16,793	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	19,200
69000 - Transfer To Reserve	1,500	-	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Total Common Area Expense	44,340	24,409	3,718	3,718	3,718	3,718	3,718	3,718	3,718	3,718	3,718	3,718	3,718	3,718	40,800
Utility Expense															
70300 - Electricity	4,200	3,503	350	350	350	350	350	350	350	350	350	350	350	350	4,200
70500 - Gas	1,404	1,232	125	125	125	125	125	125	125	125	125	125	125	125	1,500
70700 - Telephone	1,080	2,256	200	200	200	200	200	200	200	200	200	200	200	200	2,400
70900 - Water & Sewer	4,080	2,423	320	320	320	320	320	320	320	320	320	320	320	320	3,840
Total Utility Expense	10,764	9,414	897	897	897	897	897	897	897	897	897	897	897	897	11,940
Total Operating Expense	65,796	43,214	5,506	5,506	5,506	5,506	5,506	5,506	5,506	5,506	5,506	5,506	5,506	5,506	65,520
Total Expense	65,796	43,214	5,506	5,506	5,506	5,506	5,506	5,506	5,506	5,506	5,506	5,506	5,506	5,506	65,520
Net Income to Reserves / (Loss)	\$ 44	\$ 8,213	\$ (416)	\$ (416)	\$ (416)	\$ (416)	\$ (366)	\$ 6,084	\$ (366)	\$ (366)	\$ (416)	\$ (416)	\$ (416)	\$ (416)	\$ 2,210