

**Cabin Branch Forest Association
2020 Draft Budget**

Monthly Detail FY 2020

	Jan 2020 Budget	Feb 2020 Budget	Mar 2020 Budget	Apr 2020 Budget	May 2020 Budget	Jun 2020 Budget	Jul 2020 Budget	Aug 2020 Budget	Sept 2020 Budget	Oct 2020 Budget	Nov 2020 Budget	Dec 2020 Budget	2020 Budget Totals
Income													
HOA Dues (See dues table below)		\$ 19,519.50		\$ -	\$ -	\$ -	\$ 3,003.00	\$ 7,507.50		\$ -	\$ -	\$ -	\$ 30,030.00
Late Fees			\$ -						\$ -				\$ -
Interest Income	\$ -	\$ -	\$ 4.00	\$ -	\$ -	\$ 4.00	\$ -	\$ -	\$ 4.00	\$ -	\$ -	\$ 4.00	\$ 16.00
Special Assessment													\$ -
Misc. Income													\$ -
Total Income	\$ -	\$ 19,519.50	\$ 4.00	\$ -	\$ -	\$ 4.00	\$ 3,003.00	\$ 7,507.50	\$ 4.00	\$ -	\$ -	\$ 4.00	\$ 30,046.00
Operating Expenses													
Insurance, Master Policy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,100.00	\$ -	\$ -	\$ -	\$ -	\$ 1,100.00
Annual Mtg, Cook out	\$ -	\$ -	\$ 100.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700.00	\$ -	\$ -	\$ -	\$ 800.00
Grounds Maintenance		\$ -	\$ 1,750.00	\$ 500.00	\$ -	\$ 1,750.00	\$ -	\$ -	\$ 1,750.00	\$ -	\$ -	\$ 1,750.00	\$ 7,500.00
Plant / Shrub Replacement	\$ -	\$ -	\$ -	\$ 300.00	\$ -	\$ -	\$ 100.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400.00
Minor Repair & Maint	\$ -		\$ 300.00	\$ -	\$ 100.00	\$ -	\$ 100.00	\$ -	\$ 200.00	\$ -	\$ 100.00	\$ -	\$ 800.00
Major Repair and Maint	\$ -	\$ -	\$ -										\$ -
Utilities, Trash	\$ 4,150.00	\$ -	\$ -	\$ 4,150.00	\$ -	\$ -	\$ 4,150.00	\$ -	\$ -	\$ 4,150.00	\$ -	\$ -	\$ 16,600.00
Total Operating Expenses	\$ 4,150.00	\$ -	\$ 2,150.00	\$ 4,950.00	\$ 100.00	\$ 1,750.00	\$ 4,350.00	\$ 1,100.00	\$ 2,650.00	\$ 4,150.00	\$ 100.00	\$ 1,750.00	\$ 27,200.00
Administrative Expenses													
Professional Fees		\$ 300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300.00
Fed & VA Tax Payments	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Mgmt Fees			\$ -	\$ -	\$ -	\$ -			\$ -	\$ -			\$ -
Misc Admin Fees	\$ -		\$ -	\$ 60.00	\$ 100.00	\$ 95.00	\$ -		\$ 100.00		\$ -	\$ 70.00	\$ 425.00
Postage & PO Box	\$ 40.00	\$ 40.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 40.00	\$ 40.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 135.00	\$ 10.00	\$ 365.00
Office Supplies	\$ 60.00	\$ 20.00	\$ -	\$ 20.00	\$ -	\$ 20.00	\$ -	\$ 20.00	\$ -	\$ 20.00	\$ -	\$ 40.00	\$ 200.00
Website Maint	\$ -	\$ 150.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150.00
Printing	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ 300.00	\$ -	\$ -	\$ -	\$ -	\$ 300.00
Total Admin Expenses	\$ 100.00	\$ 510.00	\$ 10.00	\$ 90.00	\$ 110.00	\$ 155.00	\$ 40.00	\$ 330.00	\$ 110.00	\$ 30.00	\$ 135.00	\$ 120.00	\$ 1,740.00
Total Expenses	\$ 4,250.00	\$ 510.00	\$ 2,160.00	\$ 5,040.00	\$ 210.00	\$ 1,905.00	\$ 4,390.00	\$ 1,430.00	\$ 2,760.00	\$ 4,180.00	\$ 235.00	\$ 1,870.00	\$ 28,940.00
Net Income Monthly	\$ (4,250.00)	\$ 19,009.50	\$ (2,156.00)	\$ (5,040.00)	\$ (210.00)	\$ (1,901.00)	\$ (1,387.00)	\$ 6,077.50	\$ (2,756.00)	\$ (4,180.00)	\$ (235.00)	\$ (1,866.00)	\$ 1,106.00
Reserve Contribution Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
YTD Cash Flow	\$ (4,250.00)	\$ 14,759.50	\$ 12,603.50	\$ 7,563.50	\$ 7,353.50	\$ 5,452.50	\$ 4,065.50	\$ 10,143.00	\$ 7,387.00	\$ 3,207.00	\$ 2,972.00	\$ 1,106.00	\$ 1,106.00