

# Cobblestone Townhomes Homeowners Association

November 10, 2021

Dear Fellow Cobblestone Homeowner,

Attached is your copy of our 2022 budget, 2021 projected expenses and the 2021 budget. As we have all seen, there has been a significant increase in material and labor costs. As a result, the Board of Directors hired Davis Engineering to update our reserve study and we expect that to be completed late 2021 or early 2022. As such, the projected 2022 budget may need fine tuning once we have the final report.

As you may recall, the first and second years since a Declarant controlled board, came with some surprises, i.e., State of CO requirement for backflow valves. This year, the third, has had some surprises as well. For example, the lightning strike between Units 11 and 12. We are also trying to schedule the building of a more pronounced trench to help minimize the water/ice between Units 9 & 10 this year.

As we move into 2022, we are considering additional projects such as adding back up power to the lift stations and removing the declarant & updating the CCRs. It is standard practice to amend the CCRs once the declarant has passed managing the HOA to the owners and to update CCR language every 4-6 years. Also, for those of you who short term rent your homes, there will continue to be a \$100 annual fee to help offset the associations costs.

Your 2022 Board is:

Kristin McCollam, President, Unit 1  
Dick Roberts, Vice President & Secretary, Unit 5  
Bruce Stuart, Treasurer, Unit 8

And our manager is Tammy Walters, Unit 3.

This year, we also have several residents lending their time for various committee needs. Chad Hodges, Unit 11; Cici Stuart, Unit 8; Cathy Roberts, Unit 5 and Dina Jackson, Unit 3. If anyone else would like to volunteer, feel free to reach out to me.

Thank you for your support,

Kristin

# Cobblestone Townhomes Homeowners Association

November 10, 2021

Dear Cobblestone Unit Owners,

State law requires that certain financial documents should be distributed to the membership of all planned communities each fiscal year.

Accordingly, attached to this email are the following documents:

1. 2022 Dues Summary 2022 thru 2025
2. 2022 Dues by unit
3. 2022 Operating Budget Report
4. 2022 Disclosure Statement
5. 2022 Maintenance Reserve Study.

If you have any comments/questions concerning these attachments, please feel free to contact a member of the Board.

Cobblestone Board Members:

Kristin McCollam (President)  
Dick Roberts (Vice President/Secretary)  
Bruce Stuart (Treasurer)

# Cobblestone Townhomes Homeowners Association

<h2>2022 Overview</h2>					
<b>Dues Summary with projection thru 2026</b>					
Dues:	2022	2023	2024	2025	2026
Maintenance Reserve(1)	\$34,500	\$38,180	\$40,900	\$43,670	\$46,400
Operating Exp. (2)	\$43,100	\$45,255	\$47,518	\$49,894	\$52,388
<b>Total Combined 16 Units</b>	<b>\$77,600</b>	<b>\$83,435</b>	<b>\$88,418</b>	<b>\$93,564</b>	<b>\$98,788</b>
<b>Total Per Unit Per Yr.</b>					
Units: 3,9,10,13,14,15,1	\$4,105	\$4,414	\$4,677	\$4,950	\$5,226
Units: 1,2,4,5,6,7,8,11,12	\$5,432	\$5,840	\$6,189	\$6,549	\$6,915
(1) Based on 2021 Reserve Study					
(2) Based on the 2022 Operating Budget					
<b>Notes:</b>					
The Maintenance Reserve Study must be updated at least every (3) years.					
At this time, a total update of all information herein will be accomplished. Necessary upda					
The Operating Budget is established on an annual basis. Changes to the dues forecast will					
<b>Summary of Maintenance Reserve Account</b>					
Maintenance Reserve Account at 10-31-2021: \$57156.59					

## Cobblestone Townhomes Homeowners Association

COBBLESTONE HOMEOWNER'S ASSOCIATION Maintenance/Operating Budget Dues By Unit Per the CC&R's January through December 2018					
Unit #	Percentage	Reserve Fund	Operating	Annual	Monthly
1	7.00%	\$2,415.00	\$3,017.00	\$5,432.00	\$452.67
2	7.00%	\$2,415.00	\$3,017.00	\$5,432.00	\$452.67
3	5.29%	\$1,825.05	\$2,279.99	\$4,105.04	\$342.09
4	7.00%	\$2,415.00	\$3,017.00	\$5,432.00	\$452.67
5	7.00%	\$2,415.00	\$3,017.00	\$5,432.00	\$452.67
6	7.00%	\$2,415.00	\$3,017.00	\$5,432.00	\$452.67
7	7.00%	\$2,415.00	\$3,017.00	\$5,432.00	\$452.67
8	7.00%	\$2,415.00	\$3,017.00	\$5,432.00	\$452.67
9	5.29%	\$1,825.05	\$2,279.99	\$4,105.04	\$342.09
10	5.29%	\$1,825.05	\$2,279.99	\$4,105.04	\$342.09
11	7.00%	\$2,415.00	\$3,017.00	\$5,432.00	\$452.67
12	7.00%	\$2,415.00	\$3,017.00	\$5,432.00	\$452.67
13	5.29%	\$1,825.05	\$2,279.99	\$4,105.04	\$342.09
14	5.29%	\$1,825.05	\$2,279.99	\$4,105.04	\$342.09
15	5.29%	\$1,825.05	\$2,279.99	\$4,105.04	\$342.09
16	5.29%	\$1,825.05	\$2,279.99	\$4,105.04	\$342.09
<b>TOTAL</b>	<b>100.0%</b>	<b>\$34,500.00</b>	<b>\$43,100.00</b>	<b>\$77,623.28</b>	<b>\$6,468.61</b>

**Late Fees: 18% per annum if not fully paid by the 10th day after the date when due plus a late fee of \$20 per month.**

**Monthly Payments: If you choose to pay monthly there is an additional fee of \$25 per payment due to administrative costs. Annual or quarterly payments are not charged any additional fees.**

# Cobblestone Townhomes Homeowners Association

<b>COBBLESTONE HOMEOWNERS ASSOCIATION</b>						
<b>Operating Budget Report</b>						
<b>January thru December, 2021</b>				<b>Projected</b>		<b>Proposed</b>
				<b>2021</b>	<b>2021</b>	<b>2022</b>
				<b>Actual</b>	<b>Budget</b>	<b>Budget</b>
<b>INCOME,</b>						
	<b>Assessments/Dues</b>			43,507.39	43,500.00	43,100.00
	<b>Transfer Fees</b>			-	-	-
	<b>Special Assesment</b>			3,589.00	3,589.00	-
	<b>Annual Rental Fee</b>			800.00	-	800.00
	<b>Other Fees,</b>			450.00	-	-
	<b>Total Income</b>			<b>48,346.39</b>	<b>47,089.00</b>	<b>43,900.00</b>
<b>EXPENSES,</b>						
	<b>Insurance Liability</b>			12,823.00	8,000.00	8,400.00
	<b>Licenses and Fees</b>			172.00	100.00	200.00
	<b>Web Hosting</b>			350.60	350.00	350.00
	<b>Office Supplies Expense</b>			-	200.00	100.00
	<b>Bank Service Fees</b>			-	200.00	100.00
	<b>Misc Expense</b>			-	-	
	<b>Professional fees</b>					
	<b>Legal/Consulting Expenses</b>			4,168.00	1,500.00	2,000.00
	<b>Accounting/Admin</b>			2,335.00	2,400.00	2,800.00
	<b>Management Fee</b>			2,400.00	2,400.00	2,400.00
	<b>Total Professional Fees</b>			<b>8,903.00</b>	<b>6,300.00</b>	<b>7,200.00</b>
	<b>Taxes</b>					
	<b>Building &amp; Ground Expenses</b>					
	<b>Landscaping,</b>			6,765.53	4,300.00	7,500.00
	<b>Tree Removal</b>			700.00	700.00	-
	<b>Winterizing</b>			750.00	750.00	550.00
	<b>Snow removal,</b>			1,130.00	3,000.00	3,000.00
	<b>Gas/Propane</b>			-	200.00	200.00
	<b>Street Expense,</b>			-	-	
	<b>Repair &amp; Maintenance Exp</b>			422.00	1,400.00	1,500.00
	<b>Spraying Weeds</b>			-	-	-
	<b>Total Building &amp; Ground</b>			<b>9,767.53</b>	<b>10,350.00</b>	<b>12,750.00</b>
	<b>Utilities Expense</b>					
	<b>Electric (Sewer Pump Lift)</b>			377.64	1,000.00	500.00
	<b>Water</b>			8,428.44	13,000.00	9,500.00
	<b>Total Utilities Expense</b>			<b>8,806.08</b>	<b>14,000.00</b>	<b>10,000.00</b>
	<b>Contingency</b>			-	4,000.00	4,000.00
	<b>TOTAL EXPENSES</b>			<b>40,822.21</b>	<b>43,500.00</b>	<b>43,100.00</b>
<b>Summary:</b>						
	<b>Operating Budget</b>			43,500.00	43,500.00	43100.00
	<b>Capital Reserve Budget</b>			-	-	0.00
	<b>Expected Total Dues Income</b>			43,500.00	43,500.00	43100.00

# **Cobblestone Townhomes Homeowners Association**

## **Assessment and Reserve Funding Disclosure Summary (Data is valid as of November 2021)**

1. The 2022 assessment per ownership ranges from \$4,105.04 to \$5,432/year. This will allow the association to build a reserve fund of \$34,500 in 2022.
2. At this time, there are no special assessments forecasted. There are several projects in discussion which may warrant a special assessment, but specifics are undermined at this time. Please see the cover letter for additional details.
3. Based on the most recent reserve study and other information available to the Board of Directors, there will be balances sufficient at the end of each year to meet the Association's obligation for repair and/or replacement components during the next 30 years.
4. The 2022 budget allows for a reserve fund of \$34,500. If the reserve fund is increased as shown in the dues summary page there will be enough in the reserve fund to cover all anticipated future expenses.
5. All major components are included in the reserve study and are included in its calculations.

Note: The financial representations set forth in this summary are based on the best estimates of the preparer at this time. The estimates are subject to change. This disclosure was produced based on data available at 11/10/21.

# Cobblestone Townhomes Homeowners Association

2021 CAPITAL RESERVE FUND STUDY MODEL 30 YEAR PLAN

		plan year number→				-1	0	1	2
COSTS		cost	life	last	fiscal year→	2020	2021	2022	2023
CAPITAL ASSET	per event	cycle	service	remaining life					
PROJECT	2021	(years)	year	(years)					
1	Roadway Sealing	3,000.00	5	2015	0	3,000	3,152		
2	Roadway Crack Sealing	1,500.00	4	2015	0	1,500	1,576		
3	Roadway Remove & Replace	80,000.00	40	2012	32	16,000			
4	Sidewalks & Driveways	70,000.00	40	2012	32	14,000			
5	Paint Exterior Units: 1-3	9,600.00	4	2018	2	4,500			9,456
6	Paint Exterior Units: 4/5	3,750.00	4	2019	3	938			
7	Paint Exterior Units: 6/7	3,750.00	4	2019	3	938			
8	Paint Exterior Units: 8/9	5,000.00	4	2016	0	5,000	5,125		
9	Paint Exterior Units: 10-12	10,000.00	4	2020	4	0			
10	Paint Exterior Units: 13-16	10,000.00	4	2016	0	10,000	10,506		
11	Roof Replacement Units: 1-3	15,000.00	30	2018	28	1,000			
12	Roof Replacement Units: 4/5	10,000.00	30	2014	24	2,000			
13	Roof Replacement Units: 6/7	10,000.00	30	2013	23	2,333			
14	Roof Replacement Units: 8/9	10,000.00	30	2012	22	2,867			
15	Roof Replacement Units: 10-12	15,000.00	30	2015	25	2,500			
16	Roof Replacement Units: 13-16	20,000.00	30	2016	26	2,667			
17	Roof Repair	10,000.00	10	2013	3	7,000			
18	Eiectrical ice removal Equipment	1,500.00	7	2013	0	1,500	1,576		
19	Garage Doors Units: 1-3	12,600.00	45	2018	43	560			
20	Garage Doors Units: 4/5	8,400.00	45	2014	39	1,120			
21	Garage Doors Units: 6/7	8,400.00	45	2013	38	1,307			
22	Garage Doors Units: 8/9	7,800.00	45	2012	37	1,387			
23	Garage Doors Units: 10-12	12,600.00	45	2015	40	1,400			
24	Garage Doors Units: 13-16	10,400.00	45	2016	41	924			
25	Doors	70,000.00	45	2015	40	7,778			
26	Windows	100,000.00	50	2015	45	10,000			
27	Light Fixtures	5,000.00	40	2015	35	625			
28	Street Signs Replace	1,000.00	40	2017	37	75			
29	Landscape Replacement	12,000.00	15	2012	7	6,400			
30	Lift Pump	3,000.00	5	2018	3	1,200			
31	Lift Pump	3,000.00	5	2016	1	2,400		3,152	
32	Lift Pump	3,000.00	5	2017	2	1,800			3,231
33	Heated Backflow Valve	20,000.00	15	2021	15	0			
34	Northside Fence Replacement	20,000.00	29	2021	30	0			
35	Staining North Fence	4,000.00	4	2021	4	0			
<b>TOTAL CAPITAL COSTS</b>		<b>\$588,700</b>				<b>\$114,518</b>	<b>21,935</b>	<b>3,152</b>	<b>12,686</b>
<b>CAPITAL REVENUE</b>									
Annual Capital Dues (16 Units) Capital Portion Only							26,780	29,950	35,431
Reserve Fund Interest (CD) accumulated during the year per assumed rate							5	1	9
<b>TOTAL GROSS REVENUE (allocated to Reserve Fund)</b>						<b>26,780</b>	<b>26,785</b>	<b>29,951</b>	<b>35,440</b>
<b>NET ANNUAL REVENUE</b>						<b>(87,738)</b>	<b>(60,963)</b>	<b>(52,937)</b>	<b>32,288</b>
<b>CAPITAL RESERVES</b>									
Capital Reserve Fund (CD's) at beginning of year						(114,518)	(87,738)	(82,888)	(56,089)
Transfers (to) from O&M Fund at end of year						0	(21,935)	(3,152)	(12,686)
Net Annual Revenue						26,780	26,785	29,951	35,440
<b>CAPITAL RESERVE FUND at year end</b>						<b>(87,738)</b>	<b>(82,888)</b>	<b>(56,089)</b>	<b>(33,335)</b>
<b>CAPITAL DUES</b>									
Total Dues Collected per unit (16 units) allocated to the Reserve Fund only:						\$26,780	\$29,950	35,431	38,174
<b>ASSUMPTIONS</b>									
Capital cost rate of inflation		2.50%	per year for construction work						
annual rate of dues increase		0.80%	per year on capital dues portion only						
Reserve Fund (CD) rate of return		0.03%	per year						
								1.025	105%
								1.0080	102%







