

Peggy Ripko

From: Peggy Ripko
Sent: Wednesday, December 12, 2018 10:22 AM
To: Peggy Ripko
Subject: 2019 Budget
Attachments: Xpress Bil Pay Info.pdf; 2019 Draft Budget.pdf

The message below is from the Board of Directors for the Coal Creek North Paired & Patio Villa Homes:

At the Annual & Budget Ratification meeting on Monday, the homeowner ratified the 2019 budget, which is attached. The budget calls for an increase to \$175 starting January 1, 2019. Coupons are being drafted and will be mailed out by the end of the week.

Xpress Bill Pay- If you are currently using autodraft from Xpress Bill Pay please disregard the coupons. As your payment arrangements are made directly with Xpress Bill Pay, we don't know who is paying via autodraft. For that reason please note that the monthly amount will not automatically increase. Please log on to your account to ensure your information is updated with the new payment amount.

If you would like to sign up for Xpress Bill Pay, the information is attached. As always, if you have any questions please let me know!

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**Coal Creek Village North
Paired & Patio Homes
2019 Budget**

INCOME

		2018 Budget	2018 YTD	2019 Budget
1-510	Assessments	\$ 187,858.49	\$ 171,025.02	\$ 201,489.00
	Late Fee	\$ -	\$ 125.00	\$ -
1-560	Interest	\$ -	\$ 20.58	\$ -
		\$ 187,858.49	\$ 171,170.60	\$ 201,489.00

EXPENSES

		2018 Budget	2018 YTD	2019 Budget
Administration				
1-615	Audit & Tax Preparation	\$ 2,000.00	\$ -	\$ 2,500.00
1-621	Computer/Web Maintenance	\$ 600.00	\$ 500.00	\$ 600.00
1-670	Insurance Master	\$ 46,093.00	\$ 37,290.62	\$ 43,062.00
1-675	Legal- General	\$ 4,000.00	\$ 2,612.00	\$ 10,000.00
1-676	Legal- Collections	\$ 1,000.00	\$ -	\$ 1,000.00
1-677	Lawsuit Settlement	\$ 500.00	\$ 3,538.75	\$ 4,000.00
1-680	Management Fee	\$ 9,492.48	\$ 13,379.78	\$ 11,520.00
1-681	Taxes and Licenses	\$ 300.00	\$ -	\$ -
1-682	Bad Debt	\$ 1,000.00	\$ 100.00	\$ 1,000.00
1-683	Postage,Printing,Copies	\$ 1,500.00	\$ 1,363.09	\$ 1,500.00
1-684	Meeting/Minutes	\$ 240.00	\$ 195.00	\$ 240.00
1-685	Miscellaneous	\$ 500.00	\$ 1,263.53	\$ 500.00
		\$ 67,225.48	\$ 60,242.77	\$ 75,922.00

Buildings				
1-701	Gutters	\$ 1,000.00	\$ -	\$ 1,000.00
1-702	Roofs	\$ 1,000.00	\$ -	\$ 1,000.00
1-703	Exterminating	\$ 500.00	\$ -	\$ 500.00
1-704	General Building Maintenance	\$ 2,000.00	\$ (1,089.00)	\$ 2,000.00
		\$ 4,500.00	\$ (1,089.00)	\$ 4,500.00

Grounds				
1-705	Landscape Contract	\$ 18,072.00	\$ 14,536.60	\$ 18,804.00
1-706	Snow Removal	\$ 15,000.00	\$ 2,589.50	\$ 15,000.00
1-707	Sprinkler Repairs	\$ 3,000.00	\$ 969.14	\$ 3,000.00
1-708	General Grounds Maintenance	\$ 5,000.00	\$ 188.36	\$ 10,000.00
1-709	Grounds Contract Extra	\$ 10,000.00	\$ 2,559.29	\$ -
		\$ 51,072.00	\$ 20,842.89	\$ 46,804.00

Reserves				
1-800	Reserve Transfer	\$ 65,000.00	\$ 59,576.00	\$ 74,263.00
1-801	Taxable Interest	\$ -	\$ -	\$ -
		\$ 65,000.00	\$ 59,576.00	\$ 74,263.00

Total Expenses	\$ 187,797.48	\$ 139,572.66	\$ 201,489.00
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Monthly Assessment Per Home	\$	175.00
Difference	\$	12.00

ANNOUNCING...

The easiest way to pay your bill

Our new online bill pay option saves you time and gives you more flexibility in how you pay your bill.

If you have an Internet connection and an email address, you can now pay your bill online. You are also able to "opt in" to paperless billing and receive an email notification when your bill is ready to view. It's fast, it's easy, and you no longer have to write a check each month or find a stamp when it's time to send in your payment.

HOW IT WORKS

We have partnered with Xpress Bill Pay, the premier provider for online bill payment.

When you sign up for online bill payment you get a unique password that you use to access your personal account at www.xpressbillpay.com. Every month we'll send you a reminder email to let you know when your bill is online.

Then, just log in through your Web browser and view your bill, which will look like the paper statement you're familiar with. Select a payment type — credit card, debit card, or electronic funds transfer — enter the information, and you're done!

It's that easy, and it only takes you a few minutes each month.

We're offering this service at the request of customers like you. Sign up today and see why so many people consider this the best way to pay their bills.

ONLINE BILL PAYMENT FACTS

- It's free to sign up for online bill payment at www.xpressbillpay.com.
- You can pay your bills with a credit or debit card, or you can transfer funds directly from your checking account.
- You can pay your bill from anywhere. Users outside the U.S. can contact our Payment Center anytime to make a payment or to set up an Auto Pay.
- No need to worry about late payments if you're out of town when your bill is due.
- After you complete the transaction, you can receive an email receipt to confirm that the payment went through.



- You can view up to a year's history of your account online, so you can compare your current bill to a year ago.
- If you'd like, you can select the Auto Pay option and your bill will be paid automatically each month.

WHAT TO DO NEXT

1. Go to www.xpressbillpay.com. We have partnered with Xpress Bill Pay to provide you with online bill payment service.
2. Click on the "Sign Up" button on the top of the home screen. Fill in the email and password fields, then click in the "I'm not a robot" box and follow the prompts.
3. Complete the short registration form and click "Next."
4. Go to your inbox and open the verification email and click "Verify Email". Then select "Continue" to log in.
5. Select your billing organization and follow the prompts for linking your bill.
6. Once your bill is added to your account, you can add another bill, view and pay your bill online, or setup a recurring auto payment schedule.

AND THERE'S MORE!

Along with being able to make a payment online at any time you can also call the payment assistance center to make a payment over the phone.

Call 1-800-720-6847 or 1-385-218-0338 (from outside the U.S.) to speak with an agent and make your payment today! A phone payment fee may apply.

xpress BILL PAY