

Freedom Hill Cooperative, Inc
 Operating Budget
 For the Fiscal Year Ending 9/30/19

DRAFT 8/14/18

Member	\$	15
Non member	\$	15
Fee Change		
Effective 1/1/19		

Account	09/30/18	09/30/18	09/30/19	09/30/19
	Budget	Budget	Budget	Budget

Revenue and Cash Receipts

(1) Lot rent-Member	\$ 385		\$ 400	
# of Member units	146		147	
(1) Lot rent-Non-member	\$ 455		\$ 470	
# of Non-member units	2		1	
3101 Gross Annual Rent-Member		\$ 670,140		\$ 698,985
3102 Gross Annual Rent-Non-Member		\$ 10,860		\$ 5,595
Gross Annual Rents		\$ 681,000		\$ 704,580
3107 (2) Less: Vacancy and Rent Loss (2%)		\$ (13,617)		\$ (14,088)
3125 (3) Late charges and other fees		\$ 4,200		\$ 4,200
(4) Membership subscription fees		\$ 1,000		\$ 1,500
3109 (4a) Application fee income		\$ 720		\$ 720
3109 (6) Other Misc Income		\$ 5,800		\$ 5,800
9051 (5) Interest income		\$ 180		\$ 180
Total Cash Inflow		\$ 679,283		\$ 702,892

Operating Expenses:

Maintenance

5010 (7a) Maintenance and repairs	\$ 1,800		\$ 1,800	
5010 (7b) Supplies	\$ 300		\$ 300	
5010 (7e) Water system Maintenance	\$ 8,400		\$ 11,200	
5011 (7d) Subcontractor fees	\$ 5,100		\$ 7,600	
5012 (8) Grounds	\$ 7,200		\$ 10,500	
5014 (9) Vehicle Fuel	\$ 1,800		\$ 1,560	
5016 (10) Vehicle maintenance	\$ 4,700		\$ 11,300	
5040 (11) Trash removal	\$ 7,500		\$ 7,500	
5050 (12) Salt and sand/Snow Removal	\$ 6,000		\$ 7,200	
5098 (7c) Water System Filtration media	\$ 17,820		\$ 15,000	

Utilities

6074 (13) Electric	\$ 21,000		\$ 18,720	
6075 (14) Heat	\$ 3,875		\$ 2,925	
6078 (15) Water testing and maintenance	\$ 9,540		\$ 9,600	
6079 (16) Septic pumping	\$ 11,700		\$ 12,500	

Freedom Hill Cooperative, Inc
 Operating Budget
 For the Fiscal Year Ending 9/30/19

DRAFT 8/14/18

Member	\$	15
Non member	\$	15
Fee Change		
Effective 1/1/19		

Account	09/30/18 Budget	09/30/18 Budget	09/30/19 Budget	09/30/19 Budget
---------	--------------------	--------------------	--------------------	--------------------

Administrative Expenses

7035	Bad debt expense	\$ -	\$ -	\$ -
8006	(17) Committee expenses (Office supplies/Marketing):			
	Board of Directors	\$ 480	\$ 480	
	Communications	\$ -	\$ -	
	Grievance Committee	\$ -	\$ -	
	Membership Committee	\$ 720	\$ 720	
	Social Committee	\$ -	\$ -	
	Maintenance committee	\$ -	\$ -	
	Finance Committee	\$ -	\$ -	
	Nominating Committee	\$ -	\$ -	
8006	Total committee expenses	\$ 1,200	\$ 1,200	
8006	Other Office Expenses	\$ 300	\$ 300	\$ 1,500
8007	(18) Telephone and postage	\$ 2,520		\$ 2,520
8090	(19) Professional fees-Legal	\$ 1,200		\$ 1,200
8091	(20) Professional fees-Audit	\$ 6,900		\$ 7,100
8098	Other Administrative expenses		\$ -	
8098	Bank service charges	\$ -	\$ -	\$ -
8150	(21) Accounting/bookkeeping fees	\$ 20,760		\$ 20,820
9025	(22) State income taxes	\$ 2,580		\$ 2,496

Taxes and insurance

6205	(23) Property taxes	\$ 121,080		\$ 131,340
6210	(24) Insurance	\$ 8,940		\$ 10,020

Total operating expenses	\$ 272,215	\$ 294,701
--------------------------	------------	------------

Other cash flow uses:

Replacement Reserve deposits	\$ 30,000	\$ 42,000 {a}
Mortgage-Bank of NH	\$ 309,956	\$ 309,956
Mortgage-NHCLF	\$ 37,380	\$ 37,380
Loan-Culvert Project	\$ 15,608	\$ 15,608

Total other cash flow uses	\$ 392,944	\$ 404,944
----------------------------	------------	------------

Total cash outflow	\$ 665,159	\$ 699,645
---------------------------	-------------------	-------------------

Net Cash Flow	\$ 14,124	\$ 3,247
----------------------	------------------	-----------------

{a} Increased by \$1,000/mo

Debt Service Coverage

Required Ratio by Bank of New Hampshire-all Debt	1.00	1.00
Preferred Ratio by NHCLF (not required)	1.10	1.10

Budget calculation-all debt	1.1188	1.1205
-----------------------------	--------	--------

Freedom Hill Cooperative, Inc
 Operating Budget
 For the Fiscal Year Ending 9/30/19

DRAFT 8/14/18

Member	\$	15
Non member	\$	15
Fee Change		
Effective 1/1/19		

Account	09/30/18	09/30/18	Fee Change	
	Budget	Budget	09/30/19	09/30/19
			Budget	Budget
Net Cash Flow		\$ 14,124		\$ 3,247
Membership deposits		\$ (1,000)		\$ (1,500)
Replacement reserve deposits		\$ 30,000		\$ 42,000
Mortgage Principal-Bank of New Hampshire		\$ 35,112		\$ 37,308
Mortgage Principal-NHCLF		\$ 2,095		\$ 2,269
Mortgage Principal-Bank of NH Culvert Loan		\$ 12,466		\$ 13,448
6305 Depreciation Expense		\$ (157,500)		\$ (159,660)
6223 Prepaid interest amortization		\$ (29,646)		\$ (29,646)
9077 Amortization Expense		\$ (2,094)		\$ (2,094)
Net income per books-cash basis		<u>\$ (96,443)</u>		<u>\$ (94,628)</u>
Depreciation		\$ 157,500		\$ 159,660
Prepaid interest amortization		\$ 29,646		\$ 29,646
Amortization		\$ 2,094		\$ 2,094
Interest expense-Bank of New Hampshire		\$ 274,844		\$ 272,648
Interest expense-NHCLF		\$ 35,285		\$ 35,111
Interest expense-Bank of NH Culvert Loan		\$ 3,142		\$ 2,160
Net operating income for debt service coverage ratio calculation		<u>\$ 406,068</u>		<u>\$ 406,691</u>