

**COBBLESTONE HOA INC
BUDGETED STATEMENT OF OPERATIONS
YEAR ENDED DECEMBER 31, 2021**

	2021 BUDGET
INCOME	
Assessments	\$ 498,940
Trash collection	51,448
ACC Plan review income	2,000
Late fees	1,200
	553,588
OPERATING EXPENSES	
Gatehouse Contract	228,996
Trash Service	45,000
Landscape Contract	37,000
Management fees	33,060
Water	32,000
Alarm Monitoring	25,000
Bad Debt	18,215
Tree trimming	10,000
Electric	6,000
Office	5,000
Irrigation repairs	5,000
Insurance and Fire Protection	4,500
Gatehouse Supplies	3,500
Street Maintenance and Repair	3,000
Fence, Walls, Monuments, Maint	3,000
Legal and Accounting	3,000
Landscape lights	3,000
Inside Maintenance and Repair	2,500
Telephone	2,000
Architectural Control	2,000
Fountains Maintenance and Repair	2,000
Building Maintenance and Repair	1,700
Manhole Spraying	1,600
Annual Meeting	500
Pest Control	450
	478,021
NET INCOME BEFORE RESERVE ITEMS	\$75,567

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YEAR ENDED DECEMBER 31, 2021**

	2021 BUDGET
NET INCOME BEFORE RESERVE ITEMS	<u>\$75,567</u>
Reserve Interest income net	(1,000)
Landscape Update	70,000
Irrigation System	55,000
Crack sealing roads	14,000
Sidewalks	10,000
NET RESERVE COSTS	<u><u>148,000</u></u>
NET DEFICIT	<u><u>\$ (72,433)</u></u>
RESERVE FUND AT BEGINNING	757,946
NET DEFICIT	(72,433)
RESERVE FUND AT END OF YEAR	<u><u>\$ 685,513</u></u>