

COBBLESTONE HOA INC
FINANCIAL STATEMENT OF OPERATIONS
(Unaudited)
YEAR ENDED DECEMBER 31, 2020

INCOME

Assessments	\$485,940
Trash collection	50,976
ACC Plan review income	3,300
Late fees	992
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	541,208

OPERATING EXPENSES

Gatehouse Contract	229,892
Trash Service	43,911
Landscape Contract	35,875
Management fees	33,060
Water	32,071
Alarm Monitoring	23,745
Bad Debt	19,634
Tree trimming	9,125
Office	7,162
Electric	5,526
Insurance and Fire Protection	4,231
Gatehouse Supplies	4,037
Inside Maintenance and Repair	2,790
Telephone	2,785
Landscape lights	2,746
Irrigation repairs	2,314
Street Maintenance and Repair	2,136
Fountains Maintenance and Repair	2,042
Building Maintenance and Repair	1,728
Fence, Walls, Monuments, Maint	1,711
Manhole Spraying	1,614
Annual Meeting	471
Pest Control	224
Legal and Accounting	119
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	468,949

NET INCOME BEFORE RESERVE ITEMS	<hr/> \$72,259 <hr/>
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NET INCOME BEFORE RESERVE ITEMS	<u>\$72,259</u>
Reserve Interest income	(1,792)
Landscape Update	35,288
Security Cameras	11,620
Irrigation system	7,290
HVAC equipment	5,250
Reserve study	3,050
NET RESERVE COSTS	<u>60,706</u>
NET CONTRIBUTION	<u>\$ 11,553</u>
RESERVE FUND AT BEGINNING	\$ 746,393
NET CONTRIBUTION	11,553
RESERVE FUND AT END OF YEAR	<u>\$ 757,946</u>