

COBBLESTONE HOA INC
BUDGETED INCOME STATEMENT-YEAR ENDING DEC 31, 2022

INCOME	2022 BUDGET
Assessments	\$518,960
Trash Collection	51,448
ACC Plan Review	2,000
Late Fees	200
Ins Proceeds-Wall Repair	7,883
Total	580,491
OPERATING EXPENSES	
Gatehouse Contract	255,000
Trash Service	46,620
Management Fees	34,700
Landscape Contract	33,600
Bad Debt	15,968
Alarm Monitoring	25,000
Water-City of Tucson	20,400
Legal and Accouting	5,000
Office	5,000
Electric	5,000
Insurance and Fire Protection	4,500
Gatehouse Supplies	3,000
Fountains Maintenance and Repair	2,500
Telephone	200
Tree Trimming	3,000
Inside Maintenance and Repair	2,500
Manhole Spraying	1,650
Street Maintenance and Repair	3,000
Landscape Lights	1,000
Annual Meeting	1,000
Building Maintance and Repair	1,200
Irrigation Repairs	500
Pest Control	450
Fence, Wall, Monuments, Maint	3,000
Architectural Control Committee (ACC)	2,000
OPERATING EXPENSES	475,788
NET INCOME BEFORE RESERVE ITEMS	\$104,703
RESERVE COSTS	
Gates, Swing Arm	6,000
Plant Barrier on Property Line	7,613
Wall Repair--Car Crash	7,883
Wild Fire Protection	23,000
RESERVE COSTS	44,496
ESTIMATED NET INCOME	60,207
RESERVE FUND AT DECEMBER 31, 2021	408,533
ESTIMATED NET INCOME	60,207
EST RESERVE FUND AT DEC 31, 2022	\$468,740