# COBBLESTONE HOA INC BALANCE SHEET ( Unaudited ) YEAR ENDED DECEMBER 31, 2022

#### **ASSETS**

\$173,344
228,950
356,673
17,000
775,967
80
3,898
\$779,945
\$5,320
17,000
175,536
197,856
408,533
173,556
582,089
\$779,945

### COBBLESTONE HOA INC FINANCIAL STATEMENT OF OPERATIONS

#### (Unaudited)

#### YEAR ENDED DECEMBER 31, 2022

Assessments \$518,960 Trash collection 51,448 ACC Plan Review 10,300 Late fees 2,180 TOTAL INCOME 582,888  OPERATING EXPENSES Gatehouse Contract 197,495 Trash Service 47,124 Management fees 38,620 Landscape Contract 33,595 Alarm Monitoring 22,311 Architectural Control 22,250 Security Patrol 15,210 Legal and Accounting 12,649 Water 11,220 Office 5,711 Electricity 4,580 Tree trimming 4,240 Fountains Maintenance and Repair 3,650 Gatehouse Supplies 2,940 Inside Maintenance and Repair 2,854 Building Maintenance and Repair 2,854 Building Maintenance and Repair 2,526 Fence, Walls, Monuments 2,500 Insurance and Fire Protection 2,077 Manhole Spraying 1,875 Irrigation repairs 680 Landscape lights 660 Annual Meeting 593 Pest Control 528 TOTAL OPERATING EXPENSES 435,888  Net income before Bad Debt Recovery 55,596  NET INCOME BEFORE RESERVE ITEMS 202,596	INCOME	
Trash collection 51,448 ACC Plan Review 10,300 Late fees 2,180 TOTAL INCOME 582,888  OPERATING EXPENSES Gatehouse Contract 197,495 Trash Service 47,124 Management fees 38,620 Landscape Contract 33,595 Alarm Monitoring 22,311 Architectural Control 22,250 Security Patrol 15,210 Legal and Accounting 12,649 Water 11,220 Office 5,711 Electricity 4,580 Tree trimming 4,240 Fountains Maintenance and Repair 3,650 Gatehouse Supplies 2,940 Inside Maintenance and Repair 2,854 Building Maintenance and Repair 2,526 Fence, Walls, Monuments 2,500 Insurance and Fire Protection 2,077 Manhole Spraying 1,875 Irrigation repairs 680 Annual Meeting 593 Pest Control 528 TOTAL OPERATING EXPENSES 435,888  Net income before Bad Debt Recovery 147,000		\$518,960
ACC Plan Review 10,300 Late fees 2,180 TOTAL INCOME 582,888  OPERATING EXPENSES Gatehouse Contract 197,495 Trash Service 47,124 Management fees 38,620 Landscape Contract 33,595 Alarm Monitoring 22,311 Architectural Control 22,250 Security Patrol 15,210 Legal and Accounting 12,649 Water 11,220 Office 5,711 Electricity 4,580 Tree trimming 4,240 Fountains Maintenance and Repair 3,650 Gatehouse Supplies 2,940 Inside Maintenance and Repair 2,854 Building Maintenance and Repair 2,526 Fence, Walls, Monuments 2,500 Insurance and Fire Protection 2,077 Manhole Spraying 1,875 Irrigation repairs 680 Landscape lights 660 Annual Meeting 593 Pest Control 528 TOTAL OPERATING EXPENSES 435,888  Net income before Bad Debt Recovery 147,000		
Late fees2,180TOTAL INCOME582,888OPERATING EXPENSES197,495Gatehouse Contract197,495Trash Service47,124Management fees38,620Landscape Contract33,595Alarm Monitoring22,311Architectural Control22,250Security Patrol15,210Legal and Accounting12,649Water11,220Office5,711Electricity4,580Tree trimming4,240Fountains Maintenance and Repair3,650Gatehouse Supplies2,940Inside Maintenance and Repair2,854Building Maintenance and Repair2,526Fence, Walls, Monuments2,500Insurance and Fire Protection2,077Manhole Spraying1,875Irrigation repairs680Landscape lights660Annual Meeting593Pest Control528TOTAL OPERATING EXPENSES435,888Net income before Bad Debt Recovery147,000Bad Debt Recovery55,596		
TOTAL INCOME  OPERATING EXPENSES  Gatehouse Contract  Trash Service  Management fees  Landscape Contract  Architectural Control  Security Patrol  Legal and Accounting  Water  Office  Selectricity  Tree trimming  Fountains Maintenance and Repair  Gatehouse Supplies  Unide Maintenance and Repair  Building Maintenance and Repair  Building Maintenance and Repair  Building Maintenance and Repair  Service  Fence, Walls, Monuments  Landscape lights  Annual Meeting  Pest Control  TOTAL OPERATING EXPENSES  Bad Debt Recovery  55,596		
Gatehouse Contract197,495Trash Service47,124Management fees38,620Landscape Contract33,595Alarm Monitoring22,311Architectural Control22,250Security Patrol15,210Legal and Accounting12,649Water11,220Office5,711Electricity4,580Tree trimming4,240Fountains Maintenance and Repair3,650Gatehouse Supplies2,940Inside Maintenance and Repair2,854Building Maintenance and Repair2,526Fence, Walls, Monuments2,500Insurance and Fire Protection2,077Manhole Spraying1,875Irrigation repairs680Landscape lights660Annual Meeting593Pest Control528TOTAL OPERATING EXPENSES435,888Net income before Bad Debt Recovery147,000Bad Debt Recovery55,596		
Gatehouse Contract197,495Trash Service47,124Management fees38,620Landscape Contract33,595Alarm Monitoring22,311Architectural Control22,250Security Patrol15,210Legal and Accounting12,649Water11,220Office5,711Electricity4,580Tree trimming4,240Fountains Maintenance and Repair3,650Gatehouse Supplies2,940Inside Maintenance and Repair2,854Building Maintenance and Repair2,526Fence, Walls, Monuments2,500Insurance and Fire Protection2,077Manhole Spraying1,875Irrigation repairs680Landscape lights660Annual Meeting593Pest Control528TOTAL OPERATING EXPENSES435,888Net income before Bad Debt Recovery147,000Bad Debt Recovery55,596	OPERATING EXPENSES	
Management fees38,620Landscape Contract33,595Alarm Monitoring22,311Architectural Control22,250Security Patrol15,210Legal and Accounting12,649Water11,220Office5,711Electricity4,580Tree trimming4,240Fountains Maintenance and Repair3,650Gatehouse Supplies2,940Inside Maintenance and Repair2,854Building Maintenance and Repair2,526Fence, Walls, Monuments2,500Insurance and Fire Protection2,077Manhole Spraying1,875Irrigation repairs680Landscape lights660Annual Meeting593Pest Control528TOTAL OPERATING EXPENSES435,888Net income before Bad Debt Recovery147,000		197,495
Landscape Contract Alarm Monitoring Architectural Control Security Patrol Legal and Accounting Water Office Electricity Tree trimming Fountains Maintenance and Repair Gatehouse Supplies Inside Maintenance and Repair Building Maintenance and Repair Building Maintenance and Repair Fence, Walls, Monuments Insurance and Fire Protection Insurance and Fire Protection Pringation repairs Landscape lights Annual Meeting Pest Control TOTAL OPERATING EXPENSES  Bad Debt Recovery  3,596  22,311 22,250 22,250 22,250 23,11 24,649 24,580 25,711 25,660 25,711 25,71 25,711 25,71 25,	Trash Service	47,124
Landscape Contract Alarm Monitoring Architectural Control Security Patrol Legal and Accounting Water Office Electricity Tree trimming Fountains Maintenance and Repair Gatehouse Supplies Inside Maintenance and Repair Building Maintenance and Repair Building Maintenance and Repair Sence, Walls, Monuments Insurance and Fire Protection Insurance and Fire Protection Perst Control Annual Meeting Pest Control TOTAL OPERATING EXPENSES  Bad Debt Recovery  3,595 15,210 22,250 15,210 12,649 4,580 11,220 5,711 11,220 5,711 11,220 5,711 11,220 5,711 11,220 5,711 11,220	Management fees	38,620
Alarm Monitoring Architectural Control Security Patrol Legal and Accounting Water Office Electricity Tree trimming Fountains Maintenance and Repair Building Maintenance and Repair Fence, Walls, Monuments Insurance and Fire Protection Insurance and Fire Protection Pringation repairs Annual Meeting Pest Control TOTAL OPERATING EXPENSES  Bad Debt Recovery  55,596		
Architectural Control Security Patrol Legal and Accounting Water Office Electricity Tree trimming Fountains Maintenance and Repair Gatehouse Supplies Uniside Maintenance and Repair Building Maintenance and Repair Fence, Walls, Monuments Insurance and Fire Protection Insurance and Fire Protection Annual Meeting Pest Control TOTAL OPERATING EXPENSES  Bad Debt Recovery  12,250 15,210 11,220 11,220 11,220 11,220 11,220 11,220 11,220 11,220 11,220 11,220 11,220 11,220 11,220 11,220 11,220 11,220 11,220 11,220 11,220 12,		22,311
Legal and Accounting Water 11,220 Office 5,711 Electricity 4,580 Tree trimming 4,240 Fountains Maintenance and Repair 3,650 Gatehouse Supplies Inside Maintenance and Repair 2,854 Building Maintenance and Repair 2,854 Building Maintenance and Repair 2,526 Fence, Walls, Monuments 2,500 Insurance and Fire Protection 2,077 Manhole Spraying 1,875 Irrigation repairs 680 Landscape lights 660 Annual Meeting 793 Pest Control 528 TOTAL OPERATING EXPENSES 435,888  Net income before Bad Debt Recovery 55,596		22,250
Water 11,220 Office 5,711 Electricity 4,580 Tree trimming 4,240 Fountains Maintenance and Repair 3,650 Gatehouse Supplies 2,940 Inside Maintenance and Repair 2,854 Building Maintenance and Repair 2,526 Fence, Walls, Monuments 2,500 Insurance and Fire Protection 2,077 Manhole Spraying 1,875 Irrigation repairs 680 Landscape lights 660 Annual Meeting 593 Pest Control 528 TOTAL OPERATING EXPENSES 435,888  Net income before Bad Debt Recovery 147,000	Security Patrol	15,210
Office 5,711 Electricity 4,580 Tree trimming 4,240 Fountains Maintenance and Repair 3,650 Gatehouse Supplies 2,940 Inside Maintenance and Repair 2,854 Building Maintenance and Repair 2,526 Fence, Walls, Monuments 2,500 Insurance and Fire Protection 2,077 Manhole Spraying 1,875 Irrigation repairs 680 Landscape lights 660 Annual Meeting 593 Pest Control 528 TOTAL OPERATING EXPENSES 435,888  Net income before Bad Debt Recovery 147,000	Legal and Accounting	12,649
Electricity Tree trimming Tree trimming Fountains Maintenance and Repair Gatehouse Supplies Inside Maintenance and Repair Suilding Maintenance and Repair Suil	Water	11,220
Tree trimming Fountains Maintenance and Repair Gatehouse Supplies Inside Maintenance and Repair Suilding Maintenance and Repai	Office	5,711
Fountains Maintenance and Repair Gatehouse Supplies Inside Maintenance and Repair Building Maintenance and Repair Fence, Walls, Monuments Insurance and Fire Protection Manhole Spraying Irrigation repairs Landscape lights Annual Meeting Pest Control TOTAL OPERATING EXPENSES  Bad Debt Recovery  3,650 2,940 1,875 2,854 Building Maintenance and Repair 2,526 Fence, Walls, Monuments 2,500 1,875 1,875 680 1,875 680 435,888	Electricity	4,580
Gatehouse Supplies2,940Inside Maintenance and Repair2,854Building Maintenance and Repair2,526Fence, Walls, Monuments2,500Insurance and Fire Protection2,077Manhole Spraying1,875Irrigation repairs680Landscape lights660Annual Meeting593Pest Control528TOTAL OPERATING EXPENSES435,888Net income before Bad Debt Recovery147,000Bad Debt Recovery55,596	Tree trimming	4,240
Inside Maintenance and Repair  Building Maintenance and Repair  Fence, Walls, Monuments  Insurance and Fire Protection  Manhole Spraying  Irrigation repairs  Landscape lights  Annual Meeting  Pest Control  TOTAL OPERATING EXPENSES  Padd Debt Recovery  147,000  Bad Debt Recovery  55,596	Fountains Maintenance and Repair	3,650
Building Maintenance and Repair  Fence, Walls, Monuments  Insurance and Fire Protection  Manhole Spraying  Irrigation repairs  Landscape lights  Annual Meeting  Pest Control  TOTAL OPERATING EXPENSES  Bad Debt Recovery  147,000  55,596	Gatehouse Supplies	2,940
Fence, Walls, Monuments Insurance and Fire Protection  Manhole Spraying Irrigation repairs Landscape lights Annual Meeting Pest Control TOTAL OPERATING EXPENSES  Bad Debt Recovery  2,500 2,077 1,875 680 1,875 680 480 480 480 480 480 480 480 480 480 4	Inside Maintenance and Repair	2,854
Insurance and Fire Protection 2,077  Manhole Spraying 1,875 Irrigation repairs 680 Landscape lights 660 Annual Meeting 593 Pest Control 528  TOTAL OPERATING EXPENSES 435,888  Net income before Bad Debt Recovery 147,000  Bad Debt Recovery 55,596	<b>Building Maintenance and Repair</b>	2,526
Manhole Spraying 1,875 Irrigation repairs 680 Landscape lights 660 Annual Meeting 593 Pest Control 528 TOTAL OPERATING EXPENSES 435,888  Net income before Bad Debt Recovery 147,000  Bad Debt Recovery 55,596	Fence, Walls, Monuments	2,500
Irrigation repairs 680 Landscape lights 660 Annual Meeting 593 Pest Control 528 TOTAL OPERATING EXPENSES 435,888  Net income before Bad Debt Recovery 147,000  Bad Debt Recovery 55,596	Insurance and Fire Protection	2,077
Landscape lights 660 Annual Meeting 593 Pest Control 528 TOTAL OPERATING EXPENSES 435,888  Net income before Bad Debt Recovery 147,000  Bad Debt Recovery 55,596	Manhole Spraying	1,875
Annual Meeting 593 Pest Control 528 TOTAL OPERATING EXPENSES 435,888  Net income before Bad Debt Recovery 147,000  Bad Debt Recovery 55,596	Irrigation repairs	680
Pest Control 528 TOTAL OPERATING EXPENSES 435,888  Net income before Bad Debt Recovery 147,000  Bad Debt Recovery 55,596	Landscape lights	660
TOTAL OPERATING EXPENSES 435,888  Net income before Bad Debt Recovery 147,000  Bad Debt Recovery 55,596	Annual Meeting	593
Net income before Bad Debt Recovery 147,000  Bad Debt Recovery 55,596	Pest Control	528
Bad Debt Recovery 55,596	TOTAL OPERATING EXPENSES	435,888
	Net income before Bad Debt Recovery	147,000
NET INCOME BEFORE RESERVE ITEMS 202,596	Bad Debt Recovery	55,596
	NET INCOME BEFORE RESERVE ITEMS	202,596

## COBBLESTONE HOA INC FINANCIAL STATEMENT OF OPERATIONS (Unaudited)

#### YEAR ENDED DECEMBER 31, 2022

NET INCOME BEFORE RESERVE ITEMS	\$202,596
Reserve Interest income	(5,011)
Wild Fire Prevention	23,000
Asphalt and Seal Coat	5,610
Land Settlement	5,441
NET RESERVE COSTS	29,040
NET INCOME AFTER RESERVE COSTS	\$ 173,556
RESERVE FUND AT DEC 31, 2021	\$ 408,533
2022 NET INCOME	173,556
RESERVE FUND AT DEC 31, 2022	\$ 582,089