

COBBLESTONE HOA INC
BUDGETED STATEMENT OF OPERATIONS
YEAR ENDED DECEMBER 31, 2023

<u>INCOME</u>	<u>2023 BUDGET</u>
Assessments	\$ 535,600
Trash collection	51,448
ACC Plan review income	10,000
Late fees	1,000
TOTAL INCOME	<u>598,048</u>
<u>OPERATING EXPENSES</u>	
Gatehouse Contract	192,000
Trash Service	54,000
Management fees	42,000
Landscape Contract	33,760
Security Patrol	33,000
Alarm Monitoring	23,000
Architectural Control	13,000
Bad Debt	12,000
Water	11,500
Office	6,000
Electricity	5,000
Annual Meeting	5,000
Insurance and Fire Protection	4,500
Tree trimming	4,500
Street Maintenance and Repair	3,000
Inside Maintenance and Repair	2,500
Fountains Maintenance and Repair	2,500
Pest Control	2,500
Legal and Accounting	2,000
Wifi\Internet\Phone	2,700
Manhole Spraying	1,650
Building Maintenance and Repair	1,200
Gatehouse Supplies	1,000
Landscape lights	1,000
Irrigation repairs	900
TOTAL OPERATING EXPENSES	<u>460,210</u>
NET INCOME BEFORE RESERVE ITEMS	<u>\$137,838</u>

COBBLESTONE HOA INC
BUDGETED STATEMENT OF OPERATIONS
YEAR ENDED DECEMBER 31, 2023

2023 BUDGET - page 2

2023 BUDGET

NET INCOME BEFORE RESERVE ITEMS	\$137,838
Reserve Interest income	(20,000)
Island Improvements	20,000
Landscape Improvements - Phase 5	11,000
Landscape Improvements - Hopseed fence	7,600
Perimeter Walls	10,000
Gates and Operator	10,000
Gatehouse & Office Equipment	4,000
NET RESERVE COSTS	42,600
NET INCOME AFTER RESERVE COSTS	\$ 95,238
RESERVE FUND AT DEC 31, 2022	582,089
NET INCOME ESTIMATE FOR 2023	95,238
RESERVE FUND ESTIMATE AT DEC 31, 2023	\$ 677,327