

**COBBLESTONE HOMEOWNERS ASSOCIATION**  
**Operating Budget Report**  
**January thru December, 2022**

**Proposed**  
**2022**  
**Budget**

**INCOME,**

<b>Assessments/Dues</b>	<b>43,100.00</b>
<b>Transfer Fees</b>	<b>-</b>
<b>Special Assesment</b>	<b>-</b>
<b>Annual Rental Fee</b>	<b>800.00</b>
<b>Other Fees,</b>	<b>-</b>
<b>Total Income</b>	<b>43,900.00</b>

**EXPENSES,**

<b>Insurance Liability</b>	<b>8,400.00</b>
<b>Licenses and Fees</b>	<b>200.00</b>
<b>Web Hosting</b>	<b>350.00</b>
<b>Office Supplies Expense</b>	<b>100.00</b>
<b>Bank Service Fees</b>	<b>100.00</b>
<b>Misc Expense</b>	
<b>Professional fees</b>	
<b>Legal/Consulting Expenses</b>	<b>2,000.00</b>
<b>Accounting/Admin</b>	<b>2,800.00</b>
<b>Management Fee</b>	<b>2,400.00</b>
<b>Total Professional Fees</b>	<b>7,200.00</b>

**Taxes**

**Building & Ground Expenses**

<b>Landscaping,</b>	<b>\$ 7,500.00</b>
<b>Tree Removal</b>	<b>\$ -</b>
<b>Winterizing</b>	<b>\$ 550.00</b>
<b>Snow removal,</b>	<b>\$ 3,000.00</b>
<b>Gas/Propane</b>	<b>\$ 200.00</b>
<b>Street Expense,</b>	
<b>Repair &amp; Maintenance Exp</b>	<b>\$ 1,500.00</b>
<b>Spraying Weeds</b>	<b>\$ -</b>
<b>Total Building &amp; Ground Exp.</b>	<b>\$ 12,750.00</b>

**Utilities Expense**

<b>Electric (Sewer Pump Lift)</b>	<b>\$ 500.00</b>
<b>Water</b>	<b>\$ 9,500.00</b>
<b>Total Utilities Expense</b>	<b>\$ 10,000.00</b>

**Contingency**

**\$ 4,000.00**

**TOTAL EXPENSES**

**\$ 43,100.00**

**Summary:**

<b>Operating Budget</b>	<b>\$ 43,100.00</b>
<b>Capital Reserve Budget</b>	<b>\$ -</b>
<b>Expected Total Dues Income</b>	<b>\$ 43,100.00</b>