

Cobbleton Homeowner's Association Inc
2020 and 2021 Actuals | 2022 YTD | 2023 (Proposed) Budget
as of 8/6/22

	2020 Actual	2021		2022		2023	
	Jan - Dec 20	Jan - Dec 21	Budget	Jan 1 - Aug 6, 22	Budget	Jan - Dec 23	Budget
Ordinary Income/Expense							
Income							
Regular Assessmenets	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00		12,000.00
Other Assessments	750.00						
Miscellaneous Revenue	201.50						
Total Income	12,951.50	12,000.00	12,000.00	11,100.00	12,000.00		12,000.00
	12,951.50	12,000.00	12,000.00	11,100.00	12,000.00	0.00	12,000.00
Expense							
Insurance Expense	1,908.00	2,096.00	2,000.00	2,255.00	2,200.00		2,435.00
Landscaping and Groundskeeping							
Landscape (Standard)	2,142.00	3,466.24	3,000.00	1,183.29	3,000.00		3,000.00
Pond Maintenance	800.00	5,150.00	1,050.00	625.00	1,250.00		1,500.00
Total Landscaping and Groundskeeping	2,942.00	8,616.24	4,050.00	1,808.29	4,250.00	0.00	4,500.00
Legal Fees	0.00	519.00		111.00	200.00		200.00
License Fees (Secretary of State)	30.00	30.00	30.00	30.00	30.00		30.00
Liens and Court Costs	25.00		100.00				
Meeting Expenses	0.00	0.00	100.00	0.00	100.00	0.00	100.00
Office Supplies	7.36	0.00	50.00	0.00	50.00	0.00	50.00
Postage and Delivery	190.59	76.00	200.00	106.17	200.00		200.00
Printing and Reproduction	0.00	0.00	220.00	0.00	170.00	0.00	170.00
Professional Fees	29.00	0.00	500.00	0.00	0.00	0.00	0.00
Repairs and Maintenance	1,315.00	93.74		678.38	0.00		0.00
Taxes - Property	46.42	46.28	50.00	0.00	0.00	0.00	0.00
Utilities							
Electricity	4,593.02	4,713.78	4,700.00	2,807.42	4,800.00		4,900.00
Total Utilities	4,593.02	4,713.78	4,700.00	2,807.42	4,800.00	0.00	4,900.00
Total Expense	11,086.39	16,191.04	12,000.00	7,796.26	12,000.00	0.00	12,585.00
Net Ordinary Income	1,865.11	-4,191.04	0.00	3,303.74	0.00	0.00	-585.00
Other Income/Expense							
Finance Charges				54.00	0.00		0.00
Interest Income	0.00	3.51		0.00	0.00	0.00	0.00
Total Other Income	0.00	3.51		54.00	0.00	0.00	0.00
Net Other Income	0.00	3.51	0.00	54.00	0.00	0.00	0.00
Net Income	1,865.11	-4,187.53	0.00	3,357.74	0.00	0.00	-585.00
Operating Funds	18,962.27						
Reserve Funds	4,612.10						
Combined Assets	23,574.37	*as of 8/6/22					