

**COBBLESTONE VILLAGE
HOMEOWNERS ASSOCIATION
APPROVED 2009 BUDGET**

INCOME

HOA Dues	<u>\$451,440.</u>
Total Income	\$451,440.

EXPENSES

Management fee	\$35,112.
Professional Fees	\$300.
Accounting/audit	\$1,850.
Legal Expense	\$7,767.
Printing	\$2,212.
Postage	\$1,070.
Office Expense	\$732.
Security Expense	\$8,725.
Misc. General	\$200.
Bad debt expense	\$5,351.
Insurance	\$48,000.
Electricity	\$5,918.
Water/sewer	\$135,790.
Building Repairs	\$6,205.
Roof/gutter repair	\$1,481.
Gutter cleaning	\$6,748.
Plumbing repair	\$500.
Lighting Maintenance	\$5,375.
Fence Maintenance	\$2,353.
Paving Maintenance	\$1,179.
Street Sweeping	\$733.
Trash Removal	\$16,300.
Exterminating expense	\$547.
Grounds Maintenance	\$20,376.
Ground Repair	\$294.
Sprinkler	\$4,982.
Snow removal	\$16,913.
Pool operation	\$4,777.
Pool Repairs	\$3,127.
Pool Supplies	\$1,518.
Transfer to reserves	<u>\$105,005.</u>
Total Expenses	\$451,440.

RESERVE INCOME

Transfer from Operations	\$105,005.
Interest Income	\$1,575.

RESERVE EXPENSES

Roof	\$91,200.
Gutters	\$24,507.
Concrete curbs	\$2,353.
Landscape/irrigation	\$7,080.
Decks	<u>\$27,455.</u>
Total Reserve Expenses	\$152,595.

Budget Detail (Accrual)
Cobblestone Village HOA - (cobblest)
January 2009 - December 2009

Account Name	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
ASSETS													
INCOME													
HOA Dues	37,620	37,620	37,620	37,620	37,620	37,620	37,620	37,620	37,620	37,620	37,620	37,620	451,440
GROSS INCOME	37,620	37,620	37,620	37,620	37,620	37,620	37,620	37,620	37,620	37,620	37,620	37,620	451,440
EXPENSES													
Management Fee	2,926	2,926	2,926	2,926	2,926	2,926	2,926	2,926	2,926	2,926	2,926	2,926	35,112
Professional Fees	25	25	25	25	25	25	25	25	25	25	25	25	300
Accounting/Auditin		1,850											1,850
Legal Expense	647	647	647	647	647	647	647	647	647	647	647	647	7,767
Printing	184	184	184	184	184	184	184	184	184	184	184	184	2,212
Postage & Mail	89	89	89	89	89	89	89	89	89	89	89	89	1,070
Office Expense	61	61	61	61	61	61	61	61	61	61	61	61	732
Security Expenses	727	727	727	727	727	727	727	727	727	727	727	727	8,725
Bad Debt Expense	446	446	446	446	446	446	446	446	446	446	446	446	5,351
Misc General & Ad	17	17	17	17	17	17	17	17	17	17	17	17	200
Insurance	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	48,000
Electricity	493	493	493	493	493	493	493	493	493	493	493	493	5,918
Water & Sewer	11,316	11,316	11,316	11,316	11,316	11,316	11,316	11,316	11,316	11,316	11,316	11,316	135,790
Bldg Repairs & Mai	517	517	517	517	517	517	517	517	517	517	517	517	6,205
Roof & Gutter Rep	123	123	123	123	123	123	123	123	123	123	123	123	1,481
Gutter Cleaning	562	562	562	562	562	562	562	562	562	562	562	562	6,748
Plumbing Repairs	42	42	42	42	42	42	42	42	42	42	42	42	500
Lighting Maintenan	448	448	448	448	448	448	448	448	448	448	448	448	5,375
Fence Maintenanc	196	196	196	196	196	196	196	196	196	196	196	196	2,353
Paving Maintenanc	98	98	98	98	98	98	98	98	98	98	98	98	1,179
Street Sweeping	61	61	61	61	61	61	61	61	61	61	61	61	733
Trash Removal	1,358	1,358	1,358	1,358	1,358	1,358	1,358	1,358	1,358	1,358	1,358	1,358	16,300
Exterminating Expe	46	46	46	46	46	46	46	46	46	46	46	46	547
Grounds Maintena	1,698	1,698	1,698	1,698	1,698	1,698	1,698	1,698	1,698	1,698	1,698	1,698	20,376
Grounds Repairs (25	25	25	25	25	25	25	25	25	25	25	25	294
Sprinkler Maintena					996	996	996	996	996				4,982
Snow Removal Co	3,383	3,383	3,383								3,383	3,383	16,913
Pool Operation & M						1,194	1,194	1,194	1,194				4,777
Pool Repairs						782	782	782	782				3,127
Pool Supplies						380	380	380	380				1,518
TOTAL EXPENSES	29,488	31,338	29,488	26,106	27,102	29,458	29,458	29,458	29,458	26,106	29,488	29,488	346,435
NET OPERATING INCOM	8,132	6,282	8,132	11,514	10,518	8,162	8,162	8,162	8,162	11,514	8,132	8,132	105,005
RESERVE INCOME													
Cash to reserve	8,750	8,750	8,750	8,750	8,750	8,750	8,750	8,750	8,750	8,750	8,750	8,750	105,005
Cash from reserve	8,750	8,750	8,750	8,750	8,750	8,750	8,750	8,750	8,750	8,750	8,750	8,750	105,005
Interest Income Re	131	131	131	131	131	131	131	131	131	131	131	131	1,575
RESERVE INCOME TOT	131	131	131	131	131	131	131	131	131	131	131	131	1,575
RESERVE EXPENSE													
Reserve - Gutters	2,042	2,042	2,042	2,042	2,042	2,042	2,042	2,042	2,042	2,042	2,042	2,042	24,507
Reserve-Landsca	590	590	590	590	590	590	590	590	590	590	590	590	7,080
Reserve - Concret	196	196	196	196	196	196	196	196	196	196	196	196	2,353
Reserve - Decks	2,288	2,288	2,288	2,288	2,288	2,288	2,288	2,288	2,288	2,288	2,288	2,288	27,455
Reserve - Roofing	7,600	7,600	7,600	7,600	7,600	7,600	7,600	7,600	7,600	7,600	7,600	7,600	91,200
RESERVE EXPENS	12,585	12,585	12,585	12,585	12,585	12,585	12,585	12,585	12,585	12,585	12,585	12,585	151,020
NET CASH FLOW	-4,453	-6,303	-4,453	-1,071	-2,067	-4,423	-4,423	-4,423	-4,423	-1,071	-4,453	-4,453	-46,015