

Cobblestone Farms 2023 Budget Worksheet

Annual 2023 Dues of \$775 will be due on January 1, 2023

		2022 Budgeted Amounts	2022 Actual as of 10/26/22	2022 Annualized	Variance vs Budget	2023 Proposed Budget
Income	Admin /Income		700.00	700.00	2,297.71	
	Assessment Income	87,575.00	86,100.00	86,100.00	(1,475.00)	86,875.00
	Interest Income		3.01	3.01	4.01	5.00
	Lien Release Income		7,280.13	7,280.13	7,280.13	
	Misc. Income		408.95	408.95		
	Initiation Fee Income		7,000.00	7,000.00	5,000.00	
	Total Income	87,575.00	101,492.09	101,492.09	13,917.09	86,880.00
Operating Expenses						
Insurance	Commercial Coverage	3,300.00	3,108.00	3,108.00	(192.00)	3,300.00
	Crime	704.00	626.54	626.54	(77.46)	650.00
	D & O	1,815.00	1,914.00	1,914.00	99.00	1,950.00
	Total Insurance	5,819.00	5,648.54	5,648.54	(170.46)	5,900.00
Legal	Legal Fees	5,000.00	11,073.50	13,000.00	8,000.00	2,500.00
Maintenance	Backflow Testing	300.00	340.00	340.00	40.00	350.00
	Grounds Contract / Plants and Mulch	26,219.00	12,036.10	16,048.13	(10,170.87)	15,000.00
	Exterminating/Pest Control/Termite	1,950.00	859.00	900.00	(1,050.00)	1,100.00
	Detention Pond Maintenance	1,000.00	8,300.00	8,300.00	7,300.00	14,000.00
	Pool Gate Maintenance and Cards	350.00	151.00	151.00	(199.00)	250.00
	Pool Operations & Mgmt. / Supplies	8,625.00	10,461.00	11,623.33	2,998.33	14,100.00
	Misc. Maintenance	1,500.00	0.00	0.00	(1,500.00)	1,500.00
	HVAC Maintenance Plan					500.00
	Parking Lot Repairs					1,000.00
	Tennis Court Landscape Refresh			1,500.00		0.00
	Pool Cover		4,383.62	4,383.62	4,383.62	
	Pool Resurfacing & Filters				0.00	
	Pool Deck Concrete Repair			5,200.00	5,200.00	
	Playground Mulch	3,000.00	2,925.00	2,925.00	(75.00)	
	Pool Bathroom Beautification					
	Pool Janitorial	2,000.00			(2,000.00)	1,000.00
	Fire Extinguisher Inspection	35.00		35.00	0.00	35.00
	Total Maintenance	44,679.00	39,455.72	51,066.09	4,887.09	48,485.00
Repair	Misc. Repairs	3,500.00	1,545.00	1,545.00	(1,955.00)	2,000.00
	Irrigation Repairs	1,000.00			(1,000.00)	750.00
	Total Repairs	4,500.00	1,545.00	1,545.00	(2,955.00)	2,750.00
Misc.	Social	250.00		250.00	0.00	250.00
	Office Expense	800.00	862.99	1,035.59	235.59	1,200.00
	Annual Meeting	160.00			(160.00)	200.00
	Total Office	1,210.00	862.99	1,285.59	75.59	1,650.00
Taxes	Tax Return Preparation	200.00	0.00	0.00	(200.00)	0.00
	Property Taxes	35.00		35.00		325.00
	Sec of State- Annual Registration	30.00	30.00	30.00		30.00
	Total Taxes	265.00	30.00	65.00	(200.00)	355.00
Utilities	Electricity	11,400.00	12,734.14	15,280.97	3,880.97	15,500.00
	Pool Emergency Telephone & WIFI	936.00	768.58	922.30	(13.70)	1,056.00
	Water & Sewer	2,500.00	2,324.18	3,098.91	598.91	4,220.00
	Trash Removal Services	264.00	248.75	331.67	67.67	270.00
	Total Utilities	15,100.00	16,075.65	19,633.84	4,533.84	21,046.00
	Total Operating Expenses	76,573.00	74,691.40	92,244.05	15,671.05	82,686.00
	Net Income	11,002.00	26,800.69	9,248.04	(1,753.96)	4,194.00
	Transfer to Capital Reserves	10,000.00		9,000.00	(1,000.00)	4,000.00
	Net increase to operating cash	1,002.00		248.04	(753.96)	194.00