

# Cobblestone Homeowners Association

Run Date: 02/08/2022

Run Time: 01:30 PM

## BALANCE SHEET As of: 12/31/2021 Assets

Account #	Account Name	Total
<b>Checking/Savings</b>		
1001	Checking Account 3302	\$65,414.21
1003	Construction Deposits 9763	\$23,000.00
1160	Fidelity	\$351,841.11
	CHECKING/SAVINGS TOTAL:	\$440,255.32
 <b>Accounts Receivable</b>		
1200	Accounts Receivable	\$55,730.40
1211	Allowance for Doubtful Accounts	(\$55,595.76)
	ACCOUNTS RECEIVABLE TOTAL:	\$134.64
 <b>Other Current Assets</b>		
1240	Prepaid Expenses	\$23,000.00
	OTHER CURRENT ASSETS TOTAL:	\$23,000.00
	TOTAL ASSETS:	\$463,389.96

### Liabilities

Account #	Account Name	Total
<b>Other Current Liabilities</b>		
2010	ACC Compliance Deposit	\$23,000.00
2015	Accrued Expense	\$19,295.00
2020	Prepaid Assessments & Trash	\$12,562.00
	OTHER CURRENT LIABILITIES TOTAL:	\$54,857.00
	TOTAL LIABILITIES:	\$54,857.00

### Equity

Account #	Account Name	Total
<b>Owner's Reserves</b>		
3002	General Reserve Funds	\$757,946.39
	OWNER'S RESERVES TOTAL:	\$757,946.39
	Current Year Net Income/(Loss)	(\$349,413.43)
	TOTAL EQUITY:	\$408,532.96
	TOTAL LIABILITIES AND EQUITY:	\$463,389.96

# Cobblestone Homeowners Association

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## YEARLY INCOME STATEMENT

Start: 01/01/2021 | End: 12/31/2021

### INCOME

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
Income													
4010 Assessment	\$247,451.00	\$1,919.00	\$100.00	\$0.00	\$0.00	\$0.00	\$249,470.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$498,940.00
Income													
4011 Trash Collection	\$51,448.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$51,448.00
Fee Income													
4030 Late Fee Income	\$962.64	\$632.10	\$631.79	(\$388.98)	\$371.80	\$275.85	\$718.22	\$564.20	\$506.63	\$448.56	\$448.56	\$1,384.87	\$6,556.24
4040 Miscellaneous	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.15	\$0.00	\$0.00	\$0.00	(\$0.15)	\$0.00
Income													
<b>Sub Total Income</b>	<b>\$299,861.64</b>	<b>\$2,551.10</b>	<b>\$731.79</b>	<b>(\$388.98)</b>	<b>\$371.80</b>	<b>\$275.85</b>	<b>\$250,188.22</b>	<b>\$564.35</b>	<b>\$506.63</b>	<b>\$448.56</b>	<b>\$448.56</b>	<b>\$1,384.72</b>	<b>\$556,944.24</b>
Reserve Income													
8020 Reserve Interest	\$0.00	\$5.53	\$10.53	\$5.36	\$5.53	\$5.36	\$5.53	\$5.53	\$5.36	\$5.02	\$3.77	\$3.13	\$60.65
Income													
8050 Bad Debt	\$0.00	\$0.00	\$19,765.72	\$20,234.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40,000.00
Recovery													
<b>Sub Total Reserve</b>	<b>\$0.00</b>	<b>\$5.53</b>	<b>\$19,776.25</b>	<b>\$20,239.64</b>	<b>\$5.53</b>	<b>\$5.36</b>	<b>\$5.53</b>	<b>\$5.53</b>	<b>\$5.36</b>	<b>\$5.02</b>	<b>\$3.77</b>	<b>\$3.13</b>	<b>\$40,060.65</b>
<b>Income</b>													
<b>TOTAL INCOME</b>	<b>\$299,861.64</b>	<b>\$2,556.63</b>	<b>\$20,508.04</b>	<b>\$19,850.66</b>	<b>\$377.33</b>	<b>\$281.21</b>	<b>\$250,193.75</b>	<b>\$569.88</b>	<b>\$511.99</b>	<b>\$453.58</b>	<b>\$452.33</b>	<b>\$1,387.85</b>	<b>\$597,004.89</b>

### EXPENSE

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
Reserve Expense													
9000 Asphalt and Seal Coat	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,472.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,472.00
9005 Concrete Curbs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,521.22	\$10,521.22
9006 Concrete Sidewalks	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,274.47	\$12,274.47
9010 Fences	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$74.89)	(\$74.89)
9030 Irrigation System	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$58,453.97	\$0.00	\$0.00	\$0.00	\$58,453.97
9035 Landscape Update	\$0.00	\$0.00	\$0.00	\$12,000.00	\$44,227.00	\$57,376.97	\$35,000.00	\$55,650.55	\$20,483.53	\$96,155.00	\$35,000.00	\$45,727.50	\$401,620.55
9045 Perimeter walls, masonry, inspections	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,500.00	\$6,500.00

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
and repairs													
9060 Signage and Monuments	\$0.00	\$0.00	\$78.49	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$78.49
9100 Exterior Renovations	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$23,000.00	\$0.00	\$0.00	(\$23,000.00)	\$0.00
9120 Security System	\$0.00	\$460.73	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$460.73
<b>Sub Total Reserve Expense</b>	<b>\$0.00</b>	<b>\$460.73</b>	<b>\$78.49</b>	<b>\$12,000.00</b>	<b>\$44,227.00</b>	<b>\$57,376.97</b>	<b>\$46,472.00</b>	<b>\$55,650.55</b>	<b>\$101,937.50</b>	<b>\$96,155.00</b>	<b>\$35,000.00</b>	<b>\$51,948.30</b>	<b>\$501,306.54</b>
Administrative Expenses													
6008 Annual Meeting Expense	\$0.00	\$0.00	\$0.00	\$844.29	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$844.29
6020 Bad Debt Expense	\$0.00	\$0.00	\$0.00	\$2,391.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$21,682.32	\$24,073.32
6025 Bank Service Charges	\$0.00	\$0.00	\$12.00	(\$12.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6030 Insurance/Fire Protection	\$0.00	\$0.00	\$0.00	\$1,080.55	\$0.00	\$0.00	\$0.00	\$2,931.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,011.55
6035 Legal & Accounting	\$50.00	\$50.00	\$607.53	\$1,900.00	\$400.00	\$50.00	\$50.00	\$50.00	\$50.00	\$190.00	\$50.00	\$1,695.00	\$5,142.53
6040 Management Fees	\$2,755.00	\$2,755.00	\$2,755.00	\$2,755.00	\$2,755.00	\$2,755.00	\$2,755.00	\$2,755.00	\$2,755.00	\$2,755.00	\$2,755.00	\$2,755.00	\$33,060.00
6045 Office expense	\$467.67	\$8.00	\$159.18	\$344.74	\$75.29	\$146.72	\$72.80	\$60.66	\$154.62	\$74.90	\$70.17	\$3,129.84	\$4,764.59
6071 Income Taxes	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00
6072 Property Taxes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$48.92	\$0.00	\$0.00	\$48.92
<b>Sub Total Administrative Expenses</b>	<b>\$3,272.67</b>	<b>\$2,813.00</b>	<b>\$3,533.71</b>	<b>\$9,353.58</b>	<b>\$3,230.29</b>	<b>\$2,951.72</b>	<b>\$2,877.80</b>	<b>\$5,796.66</b>	<b>\$2,959.62</b>	<b>\$3,068.82</b>	<b>\$2,875.17</b>	<b>\$29,262.16</b>	<b>\$71,995.20</b>
Building and Grounds Expense													
7005 Buildings Maintenance & Repair	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$133.00	\$0.00	\$0.00	\$133.00
7010 Fence, Walls, Monuments Mainten	\$0.00	\$70.00	\$0.00	\$0.00	\$0.00	\$6,500.00	\$0.00	\$0.00	\$12,274.47	\$0.00	\$0.00	(\$18,844.47)	\$0.00
7015 Fountains Maintenance & Repair	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$530.50	\$1,950.00	\$38.84	\$0.00	\$320.00	\$200.00	\$160.00	\$3,199.34
7020 Inside Maintenance & Repair	\$200.00	\$160.00	\$160.00	\$160.00	\$200.00	\$160.00	\$160.00	\$200.00	\$160.00	\$200.00	\$160.00	\$160.00	\$2,080.00
7025 Irrigation Repairs	\$88.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$630.00	\$718.00

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
7030 Landscape Contract	\$2,300.00	\$2,300.00	\$2,300.00	\$2,300.00	\$2,875.00	\$2,300.00	\$2,300.00	\$2,875.00	\$2,300.00	\$2,300.00	\$2,875.00	\$2,300.00	\$29,325.00
7031 Landscape Lights	\$0.00	\$0.00	\$0.00	\$1,041.31	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,041.31
7035 Street Maintenance & Repair	\$0.00	\$0.00	\$449.18	\$0.00	\$0.00	\$11,472.00	(\$11,472.00)	(\$6,936.35)	\$6,936.35	\$2,583.78	\$675.00	(\$2,583.72)	\$1,124.24
7040 Trash Service	\$3,760.59	\$3,760.59	\$3,760.59	\$3,760.59	\$3,760.59	\$3,760.59	\$3,760.59	\$3,760.59	\$3,760.59	\$3,760.59	\$3,760.59	\$3,762.59	\$45,129.08
7050 Tree Trimming	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,100.00	\$2,100.00
7060 Manhole Spraying	\$807.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$807.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,614.00
7070 Pest Control	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	\$32.00	\$384.00
<b>Sub Total Building and Grounds Expense</b>	<b>\$7,187.59</b>	<b>\$6,322.59</b>	<b>\$6,701.77</b>	<b>\$7,293.90</b>	<b>\$6,867.59</b>	<b>\$24,755.09</b>	<b>(\$2,462.41)</b>	<b>(\$29.92)</b>	<b>\$25,463.41</b>	<b>\$9,329.37</b>	<b>\$7,702.59</b>	<b>(\$12,283.60)</b>	<b>\$86,847.97</b>
Security Expenses													
7110 Alarm Monitoring	\$1,983.20	\$1,983.20	\$2,010.00	\$2,010.00	\$2,010.00	\$2,010.00	\$2,010.00	\$1,983.20	\$1,956.40	\$1,956.40	\$1,956.40	\$1,956.40	\$23,825.20
7120 Gatehouse Contract	\$17,690.00	\$17,690.00	\$22,093.75	\$17,690.00	\$17,690.00	\$22,093.75	\$17,690.00	\$17,690.00	\$22,093.75	\$17,690.00	\$17,690.00	\$22,093.75	\$229,895.00
7130 Gatehouse Supplies & Expenses	\$128.23	\$315.66	\$227.32	\$151.00	(\$403.05)	\$494.30	\$1,142.99	\$374.67	\$158.28	\$40.86	\$131.71	\$546.56	\$3,308.53
<b>Sub Total Security Expenses</b>	<b>\$19,801.43</b>	<b>\$19,988.86</b>	<b>\$24,331.07</b>	<b>\$19,851.00</b>	<b>\$19,296.95</b>	<b>\$24,598.05</b>	<b>\$20,842.99</b>	<b>\$20,047.87</b>	<b>\$24,208.43</b>	<b>\$19,687.26</b>	<b>\$19,778.11</b>	<b>\$24,596.71</b>	<b>\$257,028.73</b>
Utilities Expense													
7210 Electric - General	\$392.92	\$339.30	\$309.39	\$245.57	\$282.58	\$367.68	\$427.78	\$500.97	\$305.26	\$335.29	\$281.20	\$334.76	\$4,122.70
7220 Telephone	\$222.96	\$229.98	\$244.48	\$249.40	\$245.82	\$267.42	\$246.95	\$260.51	\$270.99	\$257.94	\$261.05	\$386.83	\$3,144.33
7230 Water	\$2,209.20	\$2,200.04	\$2,403.37	\$1,891.17	\$2,537.54	\$2,466.00	\$1,813.57	\$1,538.20	\$1,628.86	\$1,491.36	\$848.93	\$944.61	\$21,972.85
<b>Sub Total Utilities Expense</b>	<b>\$2,825.08</b>	<b>\$2,769.32</b>	<b>\$2,957.24</b>	<b>\$2,386.14</b>	<b>\$3,065.94</b>	<b>\$3,101.10</b>	<b>\$2,488.30</b>	<b>\$2,299.68</b>	<b>\$2,205.11</b>	<b>\$2,084.59</b>	<b>\$1,391.18</b>	<b>\$1,666.20</b>	<b>\$29,239.88</b>
<b>TOTAL EXPENSE</b>	<b>\$33,086.77</b>	<b>\$32,354.50</b>	<b>\$37,602.28</b>	<b>\$50,884.62</b>	<b>\$76,687.77</b>	<b>\$112,782.93</b>	<b>\$70,218.68</b>	<b>\$83,764.84</b>	<b>\$156,774.07</b>	<b>\$130,325.04</b>	<b>\$66,747.05</b>	<b>\$95,189.77</b>	<b>\$946,418.32</b>
<b>NET INCOME</b>	<b>\$266,774.87</b>	<b>(\$29,797.87)</b>	<b>(\$17,094.24)</b>	<b>(\$31,033.96)</b>	<b>(\$76,310.44)</b>	<b>(\$112,501.72)</b>	<b>\$179,975.07</b>	<b>(\$83,194.96)</b>	<b>(\$156,262.08)</b>	<b>(\$129,871.46)</b>	<b>(\$66,294.72)</b>	<b>(\$93,801.92)</b>	<b>(\$349,413.43)</b>