

COBBLESTONE HOA INC
BALANCE SHEET
(Unaudited)
YEAR ENDED DECEMBER 31, 2022

ASSETS

Current Assets

Pacific Premier Bank - Operating	\$173,344
Pacific Premier Bank - Reserve	228,950
Fidelity Investments - Reserve	356,673
Construction Deposits	17,000
	<u>775,967</u>

Accounts Receivable 80

Prepaid Expenses 3,898

TOTAL ASSETS \$779,945

LIABILITIES AND RESERVE FUND

Current Liabilities

Accrued Liabilities	\$5,320
ACC Compliance Deposit	17,000
Prepaid Assessments and trash	175,536
	<u>197,856</u>

RESERVE FUND

Opening balance	408,533
Net income	173,556
Total Reserve Fund	<u>582,089</u>

TOTAL LIABILITIES AND RESERVE FUND \$779,945

COBBLESTONE HOA INC
FINANCIAL STATEMENT OF OPERATIONS
(Unaudited)
YEAR ENDED DECEMBER 31, 2022

INCOME	
Assessments	\$518,960
Trash collection	51,448
ACC Plan Review	10,300
Late fees	2,180
TOTAL INCOME	582,888
OPERATING EXPENSES	
Gatehouse Contract	197,495
Trash Service	47,124
Management fees	38,620
Landscape Contract	33,595
Alarm Monitoring	22,311
Architectural Control	22,250
Security Patrol	15,210
Legal and Accounting	12,649
Water	11,220
Office	5,711
Electricity	4,580
Tree trimming	4,240
Fountains Maintenance and Repair	3,650
Gatehouse Supplies	2,940
Inside Maintenance and Repair	2,854
Building Maintenance and Repair	2,526
Fence, Walls, Monuments	2,500
Insurance and Fire Protection	2,077
Manhole Spraying	1,875
Irrigation repairs	680
Landscape lights	660
Annual Meeting	593
Pest Control	528
TOTAL OPERATING EXPENSES	435,888
Net income before Bad Debt Recovery	147,000
Bad Debt Recovery	55,596
NET INCOME BEFORE RESERVE ITEMS	202,596

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FINANCIAL STATEMENT OF OPERATIONS
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YEAR ENDED DECEMBER 31, 2022

NET INCOME BEFORE RESERVE ITEMS	<u>\$202,596</u>
Reserve Interest income	(5,011)
Wild Fire Prevention	23,000
Asphalt and Seal Coat	5,610
Land Settlement	5,441
NET RESERVE COSTS	<u>29,040</u>
NET INCOME AFTER RESERVE COSTS	<u><u>\$ 173,556</u></u>
RESERVE FUND AT DEC 31, 2021	\$ 408,533
2022 NET INCOME	173,556
RESERVE FUND AT DEC 31, 2022	<u><u>\$ 582,089</u></u>