

Financial Reporting Package

Cobblestone HOA

4/1/2023 - 4/30/2023

Cobblestone Homeowners Association Inc
Balance Sheet
4/30/2023

Assets

Cash

| | |
|---|--------------|
| 1001002000 - Pacific Premier Bank | \$158,105.66 |
| 1001002001 - PPB - Construction Deposit | \$17,000.00 |
| 1003002000 - Pacific Premier Bank - Reserve | \$4,050.33 |
| 1003009200 - Fidelity Investments | \$587,877.12 |

Cash Total

\$767,033.11

Homeowner Receivables

| | |
|------------------------------------|------------|
| 1021000001 - Homeowner Receivables | \$9,497.85 |
|------------------------------------|------------|

Homeowner Receivables Total

\$9,497.85

Prepaid Expenses

| | |
|--------------------------------|----------|
| 1042000001 - Prepaid Insurance | \$100.34 |
| 1043000001 - Prepaid Other | \$137.42 |

Prepaid Expenses Total

\$237.76

Assets Total

\$776,768.72

Liabilities and Equity

Accounts Payable

| | |
|------------------------------|----------|
| 2011000002 - Accrued Expense | \$480.00 |
|------------------------------|----------|

Accounts Payable Total

\$480.00

Prepaid Dues/Deferred Revenue

| | |
|-------------------------------|--------------|
| 2015000001 - Prepaid Dues | \$12,852.99 |
| 2015000006 - Deferred Revenue | \$123,565.34 |

Prepaid Dues/Deferred Revenue Total

\$136,418.33

Security Deposits

| | |
|---|-------------|
| 2016000001 - Refundable Security Deposits | \$21,000.00 |
|---|-------------|

Security Deposits Total

\$21,000.00

Retained Earnings

\$582,255.27

Net Income

\$36,615.12

Liabilities & Equity Total

\$776,768.72

Cobblestone Homeowners Association Inc
Budget Comparison Report
4/1/2023 - 4/30/2023

| | 4/1/2023 - 4/30/2023 | | | 1/1/2023 - 4/30/2023 | | | Annual Budget |
|---|----------------------|---------------|-----------------|----------------------|---------------|-----------------|--------------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Income | | | | | | | |
| <u>HOA REVENUE</u> | | | | | | | |
| 4025000100 - Assessments | \$44,633.35 | \$44,633.33 | \$0.02 | \$178,533.34 | \$178,533.32 | \$0.02 | \$535,600.00 |
| <u>Total HOA REVENUE</u> | \$44,633.35 | \$44,633.33 | \$0.02 | \$178,533.34 | \$178,533.32 | \$0.02 | \$535,600.00 |
| <u>OTHER INCOME</u> | | | | | | | |
| 4110000057 - Design Review Fees | \$1,250.00 | \$833.33 | \$416.67 | \$3,500.00 | \$3,333.32 | \$166.68 | \$10,000.00 |
| 4110000150 - Late Charges | \$0.00 | \$83.33 | (\$83.33) | \$132.82 | \$333.32 | (\$200.50) | \$1,000.00 |
| 4110000240 - Other | \$0.00 | \$0.00 | \$0.00 | (\$472.00) | \$0.00 | (\$472.00) | \$0.00 |
| 4110000280 - Trash Collection Fees | \$4,287.33 | \$4,287.33 | \$0.00 | \$17,149.32 | \$17,149.32 | \$0.00 | \$51,448.00 |
| <u>Total OTHER INCOME</u> | \$5,537.33 | \$5,203.99 | \$333.34 | \$20,310.14 | \$20,815.96 | (\$505.82) | \$62,448.00 |
| Total Income | \$50,170.68 | \$49,837.32 | \$333.36 | \$198,843.48 | \$199,349.28 | (\$505.80) | \$598,048.00 |
| Expense | | | | | | | |
| <u>PAYROLL EXPENSE</u> | | | | | | | |
| 5001000135 - Gate Personnel | \$13,141.34 | \$16,000.00 | \$2,858.66 | \$60,131.71 | \$64,000.00 | \$3,868.29 | \$192,000.00 |
| <u>Total PAYROLL EXPENSE</u> | \$13,141.34 | \$16,000.00 | \$2,858.66 | \$60,131.71 | \$64,000.00 | \$3,868.29 | \$192,000.00 |
| <u>GENERAL & ADMINISTRATIVE</u> | | | | | | | |
| 6010000060 - Bad Debt Expense | \$0.00 | \$1,000.00 | \$1,000.00 | \$0.00 | \$4,000.00 | \$4,000.00 | \$12,000.00 |
| 6010000150 - Legal & Accounting Fees | \$329.75 | \$166.67 | (\$163.08) | \$1,944.75 | \$666.68 | (\$1,278.07) | \$2,000.00 |
| 6010000170 - Management Fees | \$3,450.00 | \$3,500.00 | \$50.00 | \$13,800.00 | \$14,000.00 | \$200.00 | \$42,000.00 |
| 6010000190 - Annual Meeting | \$5,468.64 | \$416.67 | (\$5,051.97) | \$5,468.64 | \$1,666.68 | (\$3,801.96) | \$5,000.00 |
| 6010000220 - Office Expense | \$373.63 | \$500.00 | \$126.37 | \$1,136.78 | \$2,000.00 | \$863.22 | \$6,000.00 |
| 6010000280 - Architectural Fees | \$0.00 | \$1,083.33 | \$1,083.33 | \$2,200.00 | \$4,333.32 | \$2,133.32 | \$13,000.00 |
| <u>Total GENERAL & ADMINISTRATIVE</u> | \$9,622.02 | \$6,666.67 | (\$2,955.35) | \$24,550.17 | \$26,666.68 | \$2,116.51 | \$80,000.00 |
| <u>UTILITIES</u> | | | | | | | |
| 6040000100 - Electric | \$241.59 | \$416.67 | \$175.08 | \$1,368.38 | \$1,666.68 | \$298.30 | \$5,000.00 |
| 6040000500 - Water | \$82.16 | \$958.33 | \$876.17 | \$1,573.41 | \$3,833.32 | \$2,259.91 | \$11,500.00 |
| 6040000600 - Wifi/Internet/Phone | \$137.42 | \$225.00 | \$87.58 | \$729.97 | \$900.00 | \$170.03 | \$2,700.00 |
| <u>Total UTILITIES</u> | \$461.17 | \$1,600.00 | \$1,138.83 | \$3,671.76 | \$6,400.00 | \$2,728.24 | \$19,200.00 |
| <u>TAXES & INSURANCE</u> | | | | | | | |
| 6050000200 - Property Insurance | \$257.89 | \$375.00 | \$117.11 | \$1,031.56 | \$1,500.00 | \$468.44 | \$4,500.00 |
| <u>Total TAXES & INSURANCE</u> | \$257.89 | \$375.00 | \$117.11 | \$1,031.56 | \$1,500.00 | \$468.44 | \$4,500.00 |
| <u>REPAIRS & MAINTENANCE</u> | | | | | | | |
| 6070000030 - Building Maintenance | \$105.00 | \$100.00 | (\$5.00) | \$245.40 | \$400.00 | \$154.60 | \$1,200.00 |
| 6070000070 - Gatehouse Supplies/Equipment | \$0.00 | \$83.33 | \$83.33 | \$0.00 | \$333.32 | \$333.32 | \$1,000.00 |
| 6070000190 - Fountain Maintenance | \$160.00 | \$208.33 | \$48.33 | \$640.00 | \$833.32 | \$193.32 | \$2,500.00 |
| 6070000220 - Janitorial | \$200.00 | \$208.33 | \$8.33 | \$720.00 | \$833.32 | \$113.32 | \$2,500.00 |
| 6070000230 - Landscaping-Contract | \$3,341.88 | \$2,813.33 | (\$528.55) | \$10,781.88 | \$11,253.32 | \$471.44 | \$33,760.00 |
| 6070000235 - Landscaping-Extras & Repairs | \$0.00 | \$75.00 | \$75.00 | \$110.00 | \$300.00 | \$190.00 | \$900.00 |
| 6070000236 - Landscaping -Trees | \$0.00 | \$375.00 | \$375.00 | \$2,541.00 | \$1,500.00 | (\$1,041.00) | \$4,500.00 |
| 6070000240 - Lighting Supplies & Repairs | \$0.00 | \$83.33 | \$83.33 | \$0.00 | \$333.32 | \$333.32 | \$1,000.00 |
| 6070000290 - Road Repair | \$0.00 | \$250.00 | \$250.00 | \$0.00 | \$1,000.00 | \$1,000.00 | \$3,000.00 |

Cobblestone Homeowners Association Inc
Budget Comparison Report
4/1/2023 - 4/30/2023

| | 4/1/2023 - 4/30/2023 | | | 1/1/2023 - 4/30/2023 | | | Annual Budget |
|--|----------------------|--------------------|---------------------|----------------------|---------------------|---------------------|---------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| 6070000300 - Pest Control | \$36.00 | \$345.83 | \$309.83 | \$1,111.00 | \$1,383.32 | \$272.32 | \$4,150.00 |
| 6070000360 - Rubbish Removal | \$4,500.00 | \$4,500.00 | \$0.00 | \$21,898.02 | \$18,000.00 | (\$3,898.02) | \$54,000.00 |
| Total REPAIRS & MAINTENANCE | \$8,342.88 | \$9,042.48 | \$699.60 | \$38,047.30 | \$36,169.92 | (\$1,877.38) | \$108,510.00 |
| PROTECTIVE SERVICES | | | | | | | |
| 6090000100 - Alarm Service | \$1,956.40 | \$1,916.67 | (\$39.73) | \$8,040.60 | \$7,666.68 | (\$373.92) | \$23,000.00 |
| 6090000400 - Security Patrol | \$6,095.00 | \$2,750.00 | (\$3,345.00) | \$10,280.00 | \$11,000.00 | \$720.00 | \$33,000.00 |
| Total PROTECTIVE SERVICES | \$8,051.40 | \$4,666.67 | (\$3,384.73) | \$18,320.60 | \$18,666.68 | \$346.08 | \$56,000.00 |
| Total Expense | \$39,876.70 | \$38,350.82 | (\$1,525.88) | \$145,753.10 | \$153,403.28 | \$7,650.18 | \$460,210.00 |
| Operating Net Income | \$10,293.98 | \$11,486.50 | (\$1,192.52) | \$53,090.38 | \$45,946.00 | \$7,144.38 | \$137,838.00 |
| Reserve Income | | | | | | | |
| RESERVE INCOME | | | | | | | |
| 7000000400 - Reserve Interest Income | \$2,190.98 | \$1,666.67 | \$524.31 | \$6,305.41 | \$6,666.68 | (\$361.27) | \$20,000.00 |
| Total RESERVE INCOME | \$2,190.98 | \$1,666.67 | \$524.31 | \$6,305.41 | \$6,666.68 | (\$361.27) | \$20,000.00 |
| Total Reserve Income | \$2,190.98 | \$1,666.67 | \$524.31 | \$6,305.41 | \$6,666.68 | (\$361.27) | \$20,000.00 |
| Reserve Expense | | | | | | | |
| RESERVE EXPENDITURES | | | | | | | |
| 7010000030 - Common Area-Land Settlement - R | \$1,512.50 | \$0.00 | (\$1,512.50) | \$1,512.50 | \$0.00 | (\$1,512.50) | \$0.00 |
| 7010000070 - Island Improvements - R | \$3,224.91 | \$1,666.67 | (\$1,558.24) | \$3,224.91 | \$6,666.68 | \$3,441.77 | \$20,000.00 |
| 7010000105 - Gatehouse & Office Equipment - R | \$0.00 | \$333.33 | \$333.33 | \$0.00 | \$1,333.32 | \$1,333.32 | \$4,000.00 |
| 7010000130 - Gates & Operator - R | \$0.00 | \$833.33 | \$833.33 | \$0.00 | \$3,333.32 | \$3,333.32 | \$10,000.00 |
| 7010000150 - Landscaping Updates - R | (\$19,593.26) | \$0.00 | \$19,593.26 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 7010000151 - Landscape Improvement Phase 5 - R | \$10,430.58 | \$916.67 | (\$9,513.91) | \$10,430.58 | \$3,666.68 | (\$6,763.90) | \$11,000.00 |
| 7010000152 - Landscape Improvement Hopseed Barrier - R | \$7,612.68 | \$633.33 | (\$6,979.35) | \$7,612.68 | \$2,533.32 | (\$5,079.36) | \$7,600.00 |
| 7010000210 - Perimeter Walls - R | \$0.00 | \$833.33 | \$833.33 | \$0.00 | \$3,333.32 | \$3,333.32 | \$10,000.00 |
| Total RESERVE EXPENDITURES | \$3,187.41 | \$5,216.66 | \$2,029.25 | \$22,780.67 | \$20,866.64 | (\$1,914.03) | \$62,600.00 |
| Total Reserve Expense | \$3,187.41 | \$5,216.66 | \$2,029.25 | \$22,780.67 | \$20,866.64 | (\$1,914.03) | \$62,600.00 |
| Reserve Net Income | (\$996.43) | (\$3,549.99) | \$2,553.56 | (\$16,475.26) | (\$14,199.96) | (\$2,275.30) | (\$42,600.00) |
| Net Income | \$9,297.55 | \$7,936.51 | \$1,361.04 | \$36,615.12 | \$31,746.04 | \$4,869.08 | \$95,238.00 |

Cobblestone Homeowners Association Inc
Income Statement
1/1/2023 - 4/30/2023

| | Jan 2023 | Feb 2023 | Mar 2023 | Apr 2023 | YTD |
|---|-------------|-------------|--------------|-------------|--------------|
| Income | | | | | |
| <u>HOA REVENUE</u> | | | | | |
| 4025000100 - Assessments | \$44,633.33 | \$44,633.33 | \$44,633.33 | \$44,633.35 | \$178,533.34 |
| <u>Total HOA REVENUE</u> | \$44,633.33 | \$44,633.33 | \$44,633.33 | \$44,633.35 | \$178,533.34 |
| <u>OTHER INCOME</u> | | | | | |
| 411000057 - Design Review Fees | \$0.00 | \$1,250.00 | \$1,000.00 | \$1,250.00 | \$3,500.00 |
| 4110000130 - Interest Income | \$1,255.44 | \$1,213.90 | (\$2,469.34) | \$0.00 | \$0.00 |
| 4110000150 - Late Charges | \$0.00 | \$153.81 | (\$20.99) | \$0.00 | \$132.82 |
| 4110000240 - Other | \$0.00 | \$1,000.00 | (\$1,472.00) | \$0.00 | (\$472.00) |
| 4110000280 - Trash Collection Fees | \$4,287.33 | \$4,287.33 | \$4,287.33 | \$4,287.33 | \$17,149.32 |
| <u>Total OTHER INCOME</u> | \$5,542.77 | \$7,905.04 | \$1,325.00 | \$5,537.33 | \$20,310.14 |
| <i>Total Income</i> | \$50,176.10 | \$52,538.37 | \$45,958.33 | \$50,170.68 | \$198,843.48 |
| Expense | | | | | |
| <u>PAYROLL EXPENSE</u> | | | | | |
| 5001000130 - Miscellaneous Pay/Temp Labor | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 5001000135 - Gate Personnel | \$14,785.40 | \$12,780.13 | \$19,424.84 | \$13,141.34 | \$60,131.71 |
| 5003000030 - Medical Insurance | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| <u>Total PAYROLL EXPENSE</u> | \$14,785.40 | \$12,780.13 | \$19,424.84 | \$13,141.34 | \$60,131.71 |
| <u>GENERAL & ADMINISTRATIVE</u> | | | | | |
| 6010000110 - Dues & Subscriptions | \$10.00 | \$10.00 | (\$20.00) | \$0.00 | \$0.00 |
| 6010000150 - Legal & Accounting Fees | \$1,240.00 | \$325.00 | \$50.00 | \$329.75 | \$1,944.75 |
| 6010000160 - Liability Insurance | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 6010000170 - Management Fees | \$3,450.00 | \$3,450.00 | \$3,450.00 | \$3,450.00 | \$13,800.00 |
| 6010000190 - Annual Meeting | \$0.00 | \$0.00 | \$0.00 | \$5,468.64 | \$5,468.64 |
| 6010000220 - Office Expense | \$423.54 | \$15.24 | \$324.37 | \$373.63 | \$1,136.78 |
| 6010000230 - Copies/Printing | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 6010000270 - Postage | \$0.57 | \$6.84 | (\$7.41) | \$0.00 | \$0.00 |
| 6010000280 - Architectural Fees | \$0.00 | \$2,200.00 | \$0.00 | \$0.00 | \$2,200.00 |
| <u>Total GENERAL & ADMINISTRATIVE</u> | \$5,124.11 | \$6,007.08 | \$3,796.96 | \$9,622.02 | \$24,550.17 |
| <u>UTILITIES</u> | | | | | |

Cobblestone Homeowners Association Inc
Income Statement
1/1/2023 - 4/30/2023

| | Jan 2023 | Feb 2023 | Mar 2023 | Apr 2023 | YTD |
|---|------------------------|------------------------|------------------------|------------------------|-------------------------|
| 6040000100 - Electric | \$321.84 | \$161.57 | \$643.38 | \$241.59 | \$1,368.38 |
| 6040000500 - Water | \$470.23 | \$474.62 | \$546.40 | \$82.16 | \$1,573.41 |
| 6040000600 - Wifi/Internet/Phone | \$135.85 | \$137.42 | \$319.28 | \$137.42 | \$729.97 |
| <u>Total UTILITIES</u> | <u>\$927.92</u> | <u>\$773.61</u> | <u>\$1,509.06</u> | <u>\$461.17</u> | <u>\$3,671.76</u> |
| <u>TAXES & INSURANCE</u> | | | | | |
| 6050000200 - Property Insurance | \$257.89 | \$257.89 | \$257.89 | \$257.89 | \$1,031.56 |
| <u>Total TAXES & INSURANCE</u> | <u>\$257.89</u> | <u>\$257.89</u> | <u>\$257.89</u> | <u>\$257.89</u> | <u>\$1,031.56</u> |
| <u>REPAIRS & MAINTENANCE</u> | | | | | |
| 6070000030 - Building Maintenance | \$0.00 | \$0.00 | \$140.40 | \$105.00 | \$245.40 |
| 6070000090 - Common Area Maintenance | \$215.40 | \$0.00 | (\$215.40) | \$0.00 | \$0.00 |
| 6070000120 - Electrical | \$0.00 | \$4,440.29 | (\$4,440.29) | \$0.00 | \$0.00 |
| 6070000190 - Fountain Maintenance | \$160.00 | \$160.00 | \$160.00 | \$160.00 | \$640.00 |
| 6070000220 - Janitorial | \$200.00 | \$160.00 | \$160.00 | \$200.00 | \$720.00 |
| 6070000230 - Landscaping-Contract | \$2,480.00 | \$2,480.00 | \$2,480.00 | \$3,341.88 | \$10,781.88 |
| 6070000235 - Landscaping-Extras & Repairs | \$110.00 | \$0.00 | \$0.00 | \$0.00 | \$110.00 |
| 6070000236 - Landscaping -Trees | \$0.00 | \$0.00 | \$2,541.00 | \$0.00 | \$2,541.00 |
| 6070000237 - Landscape - Enhancement | \$2,541.00 | \$3,806.34 | (\$6,347.34) | \$0.00 | \$0.00 |
| 6070000300 - Pest Control | \$0.00 | \$1,003.00 | \$72.00 | \$36.00 | \$1,111.00 |
| 6070000360 - Rubbish Removal | \$8,398.02 | \$4,500.00 | \$4,500.00 | \$4,500.00 | \$21,898.02 |
| <u>Total REPAIRS & MAINTENANCE</u> | <u>\$14,104.42</u> | <u>\$16,549.63</u> | <u>(\$949.63)</u> | <u>\$8,342.88</u> | <u>\$38,047.30</u> |
| <u>PROTECTIVE SERVICES</u> | | | | | |
| 6090000100 - Alarm Service | \$2,171.40 | \$1,956.40 | \$1,956.40 | \$1,956.40 | \$8,040.60 |
| 6090000400 - Security Patrol | \$1,360.00 | \$1,360.00 | \$1,465.00 | \$6,095.00 | \$10,280.00 |
| <u>Total PROTECTIVE SERVICES</u> | <u>\$3,531.40</u> | <u>\$3,316.40</u> | <u>\$3,421.40</u> | <u>\$8,051.40</u> | <u>\$18,320.60</u> |
| <i>Total Expense</i> | <u>\$38,731.14</u> | <u>\$39,684.74</u> | <u>\$27,460.52</u> | <u>\$39,876.70</u> | <u>\$145,753.10</u> |
| Operating Net Income | <u>\$11,444.96</u> | <u>\$12,853.63</u> | <u>\$18,497.81</u> | <u>\$10,293.98</u> | <u>\$53,090.38</u> |
| Reserve Income | | | | | |
| <u>RESERVE INCOME</u> | | | | | |
| 7000000400 - Reserve Interest Income | \$0.00 | \$0.00 | \$4,114.43 | \$2,190.98 | \$6,305.41 |

Cobblestone Homeowners Association Inc
Income Statement
1/1/2023 - 4/30/2023

| | Jan 2023 | Feb 2023 | Mar 2023 | Apr 2023 | YTD |
|--|-------------|-------------|---------------|---------------|---------------|
| <u>Total RESERVE INCOME</u> | \$0.00 | \$0.00 | \$4,114.43 | \$2,190.98 | \$6,305.41 |
| <i>Total Reserve Income</i> | \$0.00 | \$0.00 | \$4,114.43 | \$2,190.98 | \$6,305.41 |
| Reserve Expense | | | | | |
| <u>RESERVE EXPENDITURES</u> | | | | | |
| 7010000030 - Common Area-Land Settlement - R | \$0.00 | \$0.00 | \$0.00 | \$1,512.50 | \$1,512.50 |
| 7010000070 - Island Improvements - R | \$0.00 | \$0.00 | \$0.00 | \$3,224.91 | \$3,224.91 |
| 7010000150 - Landscaping Updates - R | \$0.00 | \$0.00 | \$19,593.26 | (\$19,593.26) | \$0.00 |
| 7010000151 - Landscape Improvement Phase 5 - R | \$0.00 | \$0.00 | \$0.00 | \$10,430.58 | \$10,430.58 |
| 7010000152 - Landscape Improvement Hopseed Barrier - R | \$0.00 | \$0.00 | \$0.00 | \$7,612.68 | \$7,612.68 |
| <u>Total RESERVE EXPENDITURES</u> | \$0.00 | \$0.00 | \$19,593.26 | \$3,187.41 | \$22,780.67 |
| <i>Total Reserve Expense</i> | \$0.00 | \$0.00 | \$19,593.26 | \$3,187.41 | \$22,780.67 |
| Reserve Net Income | \$0.00 | \$0.00 | (\$15,478.83) | (\$996.43) | (\$16,475.26) |
| Net Income | \$11,444.96 | \$12,853.63 | \$3,018.98 | \$9,297.55 | \$36,615.12 |