

Financial Reporting Package

Cobblestone HOA

7/1/2023 - 7/31/2023

Cobblestone Homeowners Association Inc
Balance Sheet
7/31/2023

Assets

Cash

1001002000 - Pacific Premier Bank	\$108,604.99
1001002001 - PPB - Construction Deposit	\$27,000.00
1003002000 - Pacific Premier Bank - Reserve	\$4,051.34
1003009200 - Fidelity Investments - Reserve	\$764,872.67

Cash Total

\$904,529.00

Homeowner Receivables

1021000001 - Homeowner Receivables	\$26,496.99
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Homeowner Receivables Total

\$26,496.99

Prepaid Expenses

1042000001 - Prepaid Insurance	\$50.15
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Prepaid Expenses Total

\$50.15

Assets Total

\$931,076.14

Liabilities and Equity

Accounts Payable

2011000002 - Accrued Expense	\$337.42
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Accounts Payable Total

\$337.42

Prepaid Dues/Deferred Revenue

2015000001 - Prepaid Dues	\$2,539.88
2015000006 - Deferred Revenue	\$244,603.34

Prepaid Dues/Deferred Revenue Total

\$247,143.22

Security Deposits

2016000001 - Refundable Security Deposits	\$27,000.00
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Security Deposits Total

\$27,000.00

Retained Earnings

\$582,255.27

Net Income

\$74,340.23

Liabilities & Equity Total

\$931,076.14

Cobblestone Homeowners Association Inc
Budget Comparison Report
7/1/2023 - 7/31/2023

	7/1/2023 - 7/31/2023			1/1/2023 - 7/31/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>HOA REVENUE</u>							
4025000100 - Assessments	\$44,633.33	\$44,633.33	\$0.00	\$312,433.35	\$312,433.31	\$0.04	\$535,600.00
<u>Total HOA REVENUE</u>	\$44,633.33	\$44,633.33	\$0.00	\$312,433.35	\$312,433.31	\$0.04	\$535,600.00
<u>OTHER INCOME</u>							
4110000057 - Design Review Fees	\$0.00	\$833.33	(\$833.33)	\$6,500.00	\$5,833.31	\$666.69	\$10,000.00
4110000150 - Late Charges	(\$20.99)	\$83.33	(\$104.32)	\$104.95	\$583.31	(\$478.36)	\$1,000.00
4110000240 - Other	(\$40.00)	\$0.00	(\$40.00)	(\$512.00)	\$0.00	(\$512.00)	\$0.00
4110000280 - Trash Collection Fees	\$4,287.33	\$4,287.33	\$0.00	\$30,011.31	\$30,011.31	\$0.00	\$51,448.00
<u>Total OTHER INCOME</u>	\$4,226.34	\$5,203.99	(\$977.65)	\$36,104.26	\$36,427.93	(\$323.67)	\$62,448.00
Total Income	\$48,859.67	\$49,837.32	(\$977.65)	\$348,537.61	\$348,861.24	(\$323.63)	\$598,048.00
Expense							
<u>PAYROLL EXPENSE</u>							
5001000135 - Gate Personnel	\$13,501.89	\$16,000.00	\$2,498.11	\$100,877.35	\$112,000.00	\$11,122.65	\$192,000.00
<u>Total PAYROLL EXPENSE</u>	\$13,501.89	\$16,000.00	\$2,498.11	\$100,877.35	\$112,000.00	\$11,122.65	\$192,000.00
<u>GENERAL & ADMINISTRATIVE</u>							
6010000060 - Bad Debt Expense	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$7,000.00	\$7,000.00	\$12,000.00
6010000150 - Legal & Accounting Fees	\$2,550.00	\$166.67	(\$2,383.33)	\$4,544.75	\$1,166.69	(\$3,378.06)	\$2,000.00
6010000170 - Management Fees	\$3,450.00	\$3,500.00	\$50.00	\$24,150.00	\$24,500.00	\$350.00	\$42,000.00
6010000190 - Annual Meeting	\$0.00	\$416.67	\$416.67	\$5,468.64	\$2,916.69	(\$2,551.95)	\$5,000.00
6010000220 - Office Expense	\$1,537.80	\$500.00	(\$1,037.80)	\$3,112.06	\$3,500.00	\$387.94	\$6,000.00
6010000280 - Architectural Fees	\$0.00	\$1,083.33	\$1,083.33	\$5,950.00	\$7,583.31	\$1,633.31	\$13,000.00
<u>Total GENERAL & ADMINISTRATIVE</u>	\$7,537.80	\$6,666.67	(\$871.13)	\$43,225.45	\$46,666.69	\$3,441.24	\$80,000.00
<u>UTILITIES</u>							
6040000100 - Electric	\$598.07	\$416.67	(\$181.40)	\$2,736.24	\$2,916.69	\$180.45	\$5,000.00
6040000500 - Water	\$712.92	\$958.33	\$245.41	\$3,616.94	\$6,708.31	\$3,091.37	\$11,500.00
6040000600 - Wifi/Internet/Phone	\$137.42	\$225.00	\$87.58	\$1,142.23	\$1,575.00	\$432.77	\$2,700.00
<u>Total UTILITIES</u>	\$1,448.41	\$1,600.00	\$151.59	\$7,495.41	\$11,200.00	\$3,704.59	\$19,200.00
<u>TAXES & INSURANCE</u>							
6050000200 - Property Insurance	\$16.73	\$375.00	\$358.27	\$1,564.07	\$2,625.00	\$1,060.93	\$4,500.00
6050000300 - Real Estate Taxes	\$9.61	\$0.00	(\$9.61)	\$9.61	\$0.00	(\$9.61)	\$0.00
<u>Total TAXES & INSURANCE</u>	\$26.34	\$375.00	\$348.66	\$1,573.68	\$2,625.00	\$1,051.32	\$4,500.00
<u>REPAIRS & MAINTENANCE</u>							
6070000030 - Building Maintenance	\$188.97	\$100.00	(\$88.97)	\$4,599.32	\$700.00	(\$3,899.32)	\$1,200.00
6070000070 - Gatehouse Supplies/Equipment	\$0.00	\$83.33	\$83.33	\$458.49	\$583.31	\$124.82	\$1,000.00
6070000190 - Fountain Maintenance	(\$698.02)	\$208.33	\$906.35	\$261.98	\$1,458.31	\$1,196.33	\$2,500.00
6070000220 - Janitorial	\$200.00	\$208.33	\$8.33	\$1,280.00	\$1,458.31	\$178.31	\$2,500.00
6070000230 - Landscaping-Contract	\$3,371.24	\$2,813.33	(\$557.91)	\$19,723.20	\$19,693.31	(\$29.89)	\$33,760.00
6070000235 - Landscaping-Extras & Repairs	\$0.00	\$75.00	\$75.00	\$240.00	\$525.00	\$285.00	\$900.00
6070000236 - Landscaping -Trees	\$0.00	\$375.00	\$375.00	\$2,541.00	\$2,625.00	\$84.00	\$4,500.00
6070000240 - Lighting Supplies & Repairs	\$0.00	\$83.33	\$83.33	\$0.00	\$583.31	\$583.31	\$1,000.00

Cobblestone Homeowners Association Inc
Budget Comparison Report
7/1/2023 - 7/31/2023

	7/1/2023 - 7/31/2023			1/1/2023 - 7/31/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
6070000290 - Road Repair	\$0.00	\$250.00	\$250.00	\$0.00	\$1,750.00	\$1,750.00	\$3,000.00
6070000300 - Pest Control	\$200.00	\$345.83	\$145.83	\$1,455.00	\$2,420.81	\$965.81	\$4,150.00
6070000360 - Rubbish Removal	\$4,500.00	\$4,500.00	\$0.00	\$35,398.02	\$31,500.00	(\$3,898.02)	\$54,000.00
<u>Total REPAIRS & MAINTENANCE</u>	\$7,762.19	\$9,042.48	\$1,280.29	\$65,957.01	\$63,297.36	(\$2,659.65)	\$108,510.00
<u>PROTECTIVE SERVICES</u>							
6090000100 - Alarm Service	\$1,956.40	\$1,916.67	(\$39.73)	\$14,849.73	\$13,416.69	(\$1,433.04)	\$23,000.00
6090000200 - Fire Protection	\$0.00	\$0.00	\$0.00	\$1,139.05	\$0.00	(\$1,139.05)	\$0.00
6090000400 - Security Patrol	\$3,017.50	\$2,750.00	(\$267.50)	\$19,070.00	\$19,250.00	\$180.00	\$33,000.00
<u>Total PROTECTIVE SERVICES</u>	\$4,973.90	\$4,666.67	(\$307.23)	\$35,058.78	\$32,666.69	(\$2,392.09)	\$56,000.00
Total Expense	\$35,250.53	\$38,350.82	\$3,100.29	\$254,187.68	\$268,455.74	\$14,268.06	\$460,210.00
Operating Net Income	\$13,609.14	\$11,486.50	\$2,122.64	\$94,349.93	\$80,405.50	\$13,944.43	\$137,838.00
Reserve Income							
<u>RESERVE INCOME</u>							
7000000400 - Reserve Interest Income	\$2,583.37	\$1,666.67	\$916.70	\$13,301.97	\$11,666.69	\$1,635.28	\$20,000.00
<u>Total RESERVE INCOME</u>	\$2,583.37	\$1,666.67	\$916.70	\$13,301.97	\$11,666.69	\$1,635.28	\$20,000.00
Total Reserve Income	\$2,583.37	\$1,666.67	\$916.70	\$13,301.97	\$11,666.69	\$1,635.28	\$20,000.00
Reserve Expense							
<u>RESERVE EXPENDITURES</u>							
7010000030 - Common Area-Land Settlement - R	\$0.00	\$0.00	\$0.00	\$1,512.50	\$0.00	(\$1,512.50)	\$0.00
7010000070 - Island Improvements - R	\$0.00	\$1,666.67	\$1,666.67	\$13,755.91	\$11,666.69	(\$2,089.22)	\$20,000.00
7010000105 - Gatehouse & Office Equipment - R	\$0.00	\$333.33	\$333.33	\$0.00	\$2,333.31	\$2,333.31	\$4,000.00
7010000130 - Gates & Operator - R	\$0.00	\$833.33	\$833.33	\$0.00	\$5,833.31	\$5,833.31	\$10,000.00
7010000151 - Landscape Improvement Phase 5 - R	\$0.00	\$916.67	\$916.67	\$10,430.58	\$6,416.69	(\$4,013.89)	\$11,000.00
7010000152 - Landscape Improvement Hopseed Barrier - R	\$0.00	\$633.33	\$633.33	\$7,612.68	\$4,433.31	(\$3,179.37)	\$7,600.00
7010000210 - Perimeter Walls - R	\$0.00	\$833.33	\$833.33	\$0.00	\$5,833.31	\$5,833.31	\$10,000.00
<u>Total RESERVE EXPENDITURES</u>	\$0.00	\$5,216.66	\$5,216.66	\$33,311.67	\$36,516.62	\$3,204.95	\$62,600.00
Total Reserve Expense	\$0.00	\$5,216.66	\$5,216.66	\$33,311.67	\$36,516.62	\$3,204.95	\$62,600.00
Reserve Net Income	\$2,583.37	(\$3,549.99)	\$6,133.36	(\$20,009.70)	(\$24,849.93)	\$4,840.23	(\$42,600.00)
Net Income	\$16,192.51	\$7,936.51	\$8,256.00	\$74,340.23	\$55,555.57	\$18,784.66	\$95,238.00

Cobblestone Homeowners Association Inc
Income Statement
1/1/2023 - 7/31/2023

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	YTD
6010000270 - Postage	\$0.57	\$6.84	(\$7.41)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6010000280 - Architectural Fees	\$0.00	\$2,200.00	\$0.00	\$0.00	\$3,750.00	\$0.00	\$0.00	\$5,950.00
Total GENERAL & ADMINISTRATIVE	\$5,124.11	\$6,007.08	\$3,796.96	\$9,622.02	\$7,356.48	\$3,781.00	\$7,537.80	\$43,225.45
UTILITIES								
6040000100 - Electric	\$321.84	\$161.57	\$643.38	\$241.59	\$338.15	\$431.64	\$598.07	\$2,736.24
6040000500 - Water	\$470.23	\$474.62	\$546.40	\$82.16	\$665.37	\$665.24	\$712.92	\$3,616.94
6040000600 - Wifi/Internet/Phone	\$135.85	\$137.42	\$319.28	\$137.42	\$137.42	\$137.42	\$137.42	\$1,142.23
Total UTILITIES	\$927.92	\$773.61	\$1,509.06	\$461.17	\$1,140.94	\$1,234.30	\$1,448.41	\$7,495.41
TAXES & INSURANCE								
6050000200 - Property Insurance	\$257.89	\$257.89	\$257.89	\$257.89	\$257.89	\$257.89	\$16.73	\$1,564.07
6050000300 - Real Estate Taxes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9.61	\$9.61
Total TAXES & INSURANCE	\$257.89	\$257.89	\$257.89	\$257.89	\$257.89	\$257.89	\$26.34	\$1,573.68
REPAIRS & MAINTENANCE								
6070000030 - Building Maintenance	\$0.00	\$0.00	\$140.40	\$105.00	\$214.95	\$3,950.00	\$188.97	\$4,599.32
6070000070 - Gatehouse Supplies/Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$458.49	\$0.00	\$0.00	\$458.49
6070000090 - Common Area Maintenance	\$215.40	\$0.00	(\$215.40)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6070000120 - Electrical	\$0.00	\$4,440.29	(\$4,440.29)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6070000190 - Fountain Maintenance	\$160.00	\$160.00	\$160.00	\$160.00	\$160.00	\$160.00	(\$698.02)	\$261.98
6070000220 - Janitorial	\$200.00	\$160.00	\$160.00	\$200.00	\$160.00	\$200.00	\$200.00	\$1,280.00
6070000225 - Irrigation R&M	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6070000230 - Landscaping-Contract	\$2,480.00	\$2,480.00	\$2,480.00	\$3,341.88	\$3,090.08	\$2,480.00	\$3,371.24	\$19,723.20
6070000235 - Landscaping-Extras & Repairs	\$110.00	\$0.00	\$0.00	\$0.00	\$0.00	\$130.00	\$0.00	\$240.00
6070000236 - Landscaping -Trees	\$0.00	\$0.00	\$2,541.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,541.00
6070000237 - Landscape - Enhancement	\$2,541.00	\$3,806.34	(\$6,347.34)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6070000300 - Pest Control	\$0.00	\$1,003.00	\$72.00	\$36.00	\$36.00	\$108.00	\$200.00	\$1,455.00
6070000360 - Rubbish Removal	\$8,398.02	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$35,398.02
Total REPAIRS & MAINTENANCE	\$14,104.42	\$16,549.63	(\$949.63)	\$8,342.88	\$8,619.52	\$11,528.00	\$7,762.19	\$65,957.01

Cobblestone Homeowners Association Inc
Income Statement
1/1/2023 - 7/31/2023

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	YTD
PROTECTIVE SERVICES								
6090000100 - Alarm Service	\$2,171.40	\$1,956.40	\$1,956.40	\$1,956.40	\$1,956.40	\$2,896.33	\$1,956.40	\$14,849.73
6090000200 - Fire Protection	\$0.00	\$0.00	\$0.00	\$0.00	\$1,139.05	\$0.00	\$0.00	\$1,139.05
6090000400 - Security Patrol	\$1,360.00	\$1,360.00	\$1,465.00	\$6,095.00	\$2,650.00	\$3,122.50	\$3,017.50	\$19,070.00
Total PROTECTIVE SERVICES	\$3,531.40	\$3,316.40	\$3,421.40	\$8,051.40	\$5,745.45	\$6,018.83	\$4,973.90	\$35,058.78
<i>Total Expense</i>	<i>\$38,731.14</i>	<i>\$39,684.74</i>	<i>\$27,460.52</i>	<i>\$39,876.70</i>	<i>\$36,434.63</i>	<i>\$36,749.42</i>	<i>\$35,250.53</i>	<i>\$254,187.68</i>
Operating Net Income	\$11,444.96	\$12,853.63	\$18,497.81	\$10,293.98	\$12,986.03	\$14,664.38	\$13,609.14	\$94,349.93
Reserve Income								
RESERVE INCOME								
7000000400 - Reserve Interest Income	\$0.00	\$0.00	\$4,114.43	\$2,190.98	\$2,384.33	\$2,028.86	\$2,583.37	\$13,301.97
Total RESERVE INCOME	\$0.00	\$0.00	\$4,114.43	\$2,190.98	\$2,384.33	\$2,028.86	\$2,583.37	\$13,301.97
<i>Total Reserve Income</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$4,114.43</i>	<i>\$2,190.98</i>	<i>\$2,384.33</i>	<i>\$2,028.86</i>	<i>\$2,583.37</i>	<i>\$13,301.97</i>
Reserve Expense								
RESERVE EXPENDITURES								
7010000030 - Common Area-Land Settlement - R	\$0.00	\$0.00	\$0.00	\$1,512.50	\$0.00	\$0.00	\$0.00	\$1,512.50
7010000070 - Island Improvements - R	\$0.00	\$0.00	\$0.00	\$3,224.91	\$5,971.00	\$4,560.00	\$0.00	\$13,755.91
7010000150 - Landscaping Updates - R	\$0.00	\$0.00	\$19,593.26	(\$19,593.26)	\$0.00	\$0.00	\$0.00	\$0.00
7010000151 - Landscape Improvement Phase 5 - R	\$0.00	\$0.00	\$0.00	\$10,430.58	\$0.00	\$0.00	\$0.00	\$10,430.58
7010000152 - Landscape Improvement Hopseed Barrier - R	\$0.00	\$0.00	\$0.00	\$7,612.68	\$0.00	\$0.00	\$0.00	\$7,612.68
Total RESERVE EXPENDITURES	\$0.00	\$0.00	\$19,593.26	\$3,187.41	\$5,971.00	\$4,560.00	\$0.00	\$33,311.67
<i>Total Reserve Expense</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$19,593.26</i>	<i>\$3,187.41</i>	<i>\$5,971.00</i>	<i>\$4,560.00</i>	<i>\$0.00</i>	<i>\$33,311.67</i>
Reserve Net Income	\$0.00	\$0.00	(\$15,478.83)	(\$996.43)	(\$3,586.67)	(\$2,531.14)	\$2,583.37	(\$20,009.70)
Net Income	\$11,444.96	\$12,853.63	\$3,018.98	\$9,297.55	\$9,399.36	\$12,133.24	\$16,192.51	\$74,340.23