

Financial Reporting Package

Cobblestone HOA

6/1/2023 - 6/30/2023

Cobblestone Homeowners Association Inc
Balance Sheet
6/30/2023

Assets

Cash

1001002000 - Pacific Premier Bank	\$193,684.39
1001002001 - PPB - Construction Deposit	\$27,000.00
1003002000 - Pacific Premier Bank - Reserve	\$4,051.00
1003009200 - Fidelity Investments - Reserve	\$592,289.64

<u>Cash Total</u>	\$817,025.03
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Homeowner Receivables

1021000001 - Homeowner Receivables	\$7,126.97
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<u>Homeowner Receivables Total</u>	\$7,126.97
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Prepaid Expenses

1042000001 - Prepaid Insurance	\$66.88
1043000001 - Prepaid Other	\$160.11

<u>Prepaid Expenses Total</u>	\$226.99
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<i>Assets Total</i>		\$824,378.99
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Liabilities and Equity

Accounts Payable

2011000002 - Accrued Expense	\$1,000.00
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<u>Accounts Payable Total</u>	\$1,000.00
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Prepaid Dues/Deferred Revenue

2015000001 - Prepaid Dues	\$130,252.00
2015000006 - Deferred Revenue	\$25,724.00

<u>Prepaid Dues/Deferred Revenue Total</u>	\$155,976.00
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Security Deposits

2016000001 - Refundable Security Deposits	\$27,000.00
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<u>Security Deposits Total</u>	\$27,000.00
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<u>Retained Earnings</u>	\$582,255.27
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<u>Net Income</u>	\$58,147.72
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<i>Liabilities & Equity Total</i>		\$824,378.99
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Cobblestone Homeowners Association Inc
Budget Comparison Report
6/1/2023 - 6/30/2023

	6/1/2023 - 6/30/2023			1/1/2023 - 6/30/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>HOA REVENUE</u>							
4025000100 - Assessments	\$44,633.35	\$44,633.33	\$0.02	\$267,800.02	\$267,799.98	\$0.04	\$535,600.00
<u>Total HOA REVENUE</u>	\$44,633.35	\$44,633.33	\$0.02	\$267,800.02	\$267,799.98	\$0.04	\$535,600.00
<u>OTHER INCOME</u>							
4110000057 - Design Review Fees	\$2,500.00	\$833.33	\$1,666.67	\$6,500.00	\$4,999.98	\$1,500.02	\$10,000.00
4110000150 - Late Charges	(\$6.88)	\$83.33	(\$90.21)	\$125.94	\$499.98	(\$374.04)	\$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	\$25,723.98	\$25,723.98	\$0.00	\$51,448.00
<u>Total OTHER INCOME</u>	\$6,780.45	\$5,203.99	\$1,576.46	\$31,877.92	\$31,223.94	\$653.98	\$62,448.00
Total Income	\$51,413.80	\$49,837.32	\$1,576.48	\$299,677.94	\$299,023.92	\$654.02	\$598,048.00
Expense							
<u>PAYROLL EXPENSE</u>							
5001000135 - Gate Personnel	\$13,929.40	\$16,000.00	\$2,070.60	\$87,375.46	\$96,000.00	\$8,624.54	\$192,000.00
<u>Total PAYROLL EXPENSE</u>	\$13,929.40	\$16,000.00	\$2,070.60	\$87,375.46	\$96,000.00	\$8,624.54	\$192,000.00
<u>GENERAL & ADMINISTRATIVE</u>							
6010000060 - Bad Debt Expense	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$6,000.00	\$6,000.00	\$12,000.00
6010000150 - Legal & Accounting Fees	\$50.00	\$166.67	\$116.67	\$1,994.75	\$1,000.02	(\$994.73)	\$2,000.00
6010000170 - Management Fees	\$3,450.00	\$3,500.00	\$50.00	\$20,700.00	\$21,000.00	\$300.00	\$42,000.00
6010000190 - Annual Meeting	\$0.00	\$416.67	\$416.67	\$5,468.64	\$2,500.02	(\$2,968.62)	\$5,000.00
6010000220 - Office Expense	\$281.00	\$500.00	\$219.00	\$1,574.26	\$3,000.00	\$1,425.74	\$6,000.00
6010000280 - Architectural Fees	\$0.00	\$1,083.33	\$1,083.33	\$5,950.00	\$6,499.98	\$549.98	\$13,000.00
<u>Total GENERAL & ADMINISTRATIVE</u>	\$3,781.00	\$6,666.67	\$2,885.67	\$35,687.65	\$40,000.02	\$4,312.37	\$80,000.00
<u>UTILITIES</u>							
6040000100 - Electric	\$431.64	\$416.67	(\$14.97)	\$2,138.17	\$2,500.02	\$361.85	\$5,000.00
6040000500 - Water	\$665.24	\$958.33	\$293.09	\$2,904.02	\$5,749.98	\$2,845.96	\$11,500.00
6040000600 - Wifi/Internet/Phone	\$137.42	\$225.00	\$87.58	\$1,004.81	\$1,350.00	\$345.19	\$2,700.00
<u>Total UTILITIES</u>	\$1,234.30	\$1,600.00	\$365.70	\$6,047.00	\$9,600.00	\$3,553.00	\$19,200.00
<u>TAXES & INSURANCE</u>							
6050000200 - Property Insurance	\$257.89	\$375.00	\$117.11	\$1,547.34	\$2,250.00	\$702.66	\$4,500.00
<u>Total TAXES & INSURANCE</u>	\$257.89	\$375.00	\$117.11	\$1,547.34	\$2,250.00	\$702.66	\$4,500.00
<u>REPAIRS & MAINTENANCE</u>							
6070000030 - Building Maintenance	\$3,950.00	\$100.00	(\$3,850.00)	\$4,410.35	\$600.00	(\$3,810.35)	\$1,200.00
6070000070 - Gatehouse Supplies/Equipment	\$0.00	\$83.33	\$83.33	\$458.49	\$499.98	\$41.49	\$1,000.00
6070000190 - Fountain Maintenance	\$160.00	\$208.33	\$48.33	\$960.00	\$1,249.98	\$289.98	\$2,500.00
6070000220 - Janitorial	\$200.00	\$208.33	\$8.33	\$1,080.00	\$1,249.98	\$169.98	\$2,500.00
6070000225 - Irrigation R&M	\$130.00	\$0.00	(\$130.00)	\$130.00	\$0.00	(\$130.00)	\$0.00
6070000230 - Landscaping-Contract	\$2,480.00	\$2,813.33	\$333.33	\$16,351.96	\$16,879.98	\$528.02	\$33,760.00
6070000235 - Landscaping-Extras & Repairs	\$0.00	\$75.00	\$75.00	\$110.00	\$450.00	\$340.00	\$900.00
6070000236 - Landscaping -Trees	\$0.00	\$375.00	\$375.00	\$2,541.00	\$2,250.00	(\$291.00)	\$4,500.00
6070000240 - Lighting Supplies & Repairs	\$0.00	\$83.33	\$83.33	\$0.00	\$499.98	\$499.98	\$1,000.00

Cobblestone Homeowners Association Inc
Budget Comparison Report
6/1/2023 - 6/30/2023

	6/1/2023 - 6/30/2023			1/1/2023 - 6/30/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
6070000290 - Road Repair	\$0.00	\$250.00	\$250.00	\$0.00	\$1,500.00	\$1,500.00	\$3,000.00
6070000300 - Pest Control	\$108.00	\$345.83	\$237.83	\$1,255.00	\$2,074.98	\$819.98	\$4,150.00
6070000360 - Rubbish Removal	\$4,500.00	\$4,500.00	\$0.00	\$30,898.02	\$27,000.00	(\$3,898.02)	\$54,000.00
<u>Total REPAIRS & MAINTENANCE</u>	\$11,528.00	\$9,042.48	(\$2,485.52)	\$58,194.82	\$54,254.88	(\$3,939.94)	\$108,510.00
<u>PROTECTIVE SERVICES</u>							
6090000100 - Alarm Service	\$2,896.33	\$1,916.67	(\$979.66)	\$12,893.33	\$11,500.02	(\$1,393.31)	\$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	\$3,122.50	\$2,750.00	(\$372.50)	\$16,052.50	\$16,500.00	\$447.50	\$33,000.00
<u>Total PROTECTIVE SERVICES</u>	\$6,018.83	\$4,666.67	(\$1,352.16)	\$30,084.88	\$28,000.02	(\$2,084.86)	\$56,000.00
Total Expense	\$36,749.42	\$38,350.82	\$1,601.40	\$218,937.15	\$230,104.92	\$11,167.77	\$460,210.00
Operating Net Income	\$14,664.38	\$11,486.50	\$3,177.88	\$80,740.79	\$68,919.00	\$11,821.79	\$137,838.00
Reserve Income							
<u>RESERVE INCOME</u>							
7000000400 - Reserve Interest Income	\$2,028.86	\$1,666.67	\$362.19	\$10,718.60	\$10,000.02	\$718.58	\$20,000.00
<u>Total RESERVE INCOME</u>	\$2,028.86	\$1,666.67	\$362.19	\$10,718.60	\$10,000.02	\$718.58	\$20,000.00
Total Reserve Income	\$2,028.86	\$1,666.67	\$362.19	\$10,718.60	\$10,000.02	\$718.58	\$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	\$4,560.00	\$1,666.67	(\$2,893.33)	\$13,755.91	\$10,000.02	(\$3,755.89)	\$20,000.00
7010000105 - Gatehouse & Office Equipment - R	\$0.00	\$333.33	\$333.33	\$0.00	\$1,999.98	\$1,999.98	\$4,000.00
7010000130 - Gates & Operator - R	\$0.00	\$833.33	\$833.33	\$0.00	\$4,999.98	\$4,999.98	\$10,000.00
7010000151 - Landscape Improvement Phase 5 - R	\$0.00	\$916.67	\$916.67	\$10,430.58	\$5,500.02	(\$4,930.56)	\$11,000.00
7010000152 - Landscape Improvement Hopseed Barrier - R	\$0.00	\$633.33	\$633.33	\$7,612.68	\$3,799.98	(\$3,812.70)	\$7,600.00
7010000210 - Perimeter Walls - R	\$0.00	\$833.33	\$833.33	\$0.00	\$4,999.98	\$4,999.98	\$10,000.00
<u>Total RESERVE EXPENDITURES</u>	\$4,560.00	\$5,216.66	\$656.66	\$33,311.67	\$31,299.96	(\$2,011.71)	\$62,600.00
Total Reserve Expense	\$4,560.00	\$5,216.66	\$656.66	\$33,311.67	\$31,299.96	(\$2,011.71)	\$62,600.00
Reserve Net Income	(\$2,531.14)	(\$3,549.99)	\$1,018.85	(\$22,593.07)	(\$21,299.94)	(\$1,293.13)	(\$42,600.00)
Net Income	\$12,133.24	\$7,936.51	\$4,196.73	\$58,147.72	\$47,619.06	\$10,528.66	\$95,238.00

Cobblestone Homeowners Association Inc
Income Statement
1/1/2023 - 6/30/2023

Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	YTD
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Income

HOA REVENUE

4025000100 - Assessments	\$44,633.33	\$44,633.33	\$44,633.33	\$44,633.35	\$44,633.33	\$44,633.35	\$267,800.02
<u>Total HOA REVENUE</u>	\$44,633.33	\$44,633.33	\$44,633.33	\$44,633.35	\$44,633.33	\$44,633.35	\$267,800.02

ADJUSTMENT TO HOA REVENUE

4070000030 - Concessions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Total ADJUSTMENT TO HOA REVENUE</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

OTHER INCOME

4110000057 - Design Review Fees	\$0.00	\$1,250.00	\$1,000.00	\$1,250.00	\$500.00	\$2,500.00	\$6,500.00
4110000130 - Interest Income	\$1,255.44	\$1,213.90	(\$2,469.34)	\$0.00	\$0.00	\$0.00	\$0.00
4110000150 - Late Charges	\$0.00	\$153.81	(\$20.99)	\$0.00	\$0.00	(\$6.88)	\$125.94
4110000240 - Other	\$0.00	\$1,000.00	(\$1,472.00)	\$0.00	\$0.00	\$0.00	(\$472.00)
4110000280 - Trash Collection Fees	\$4,287.33	\$4,287.33	\$4,287.33	\$4,287.33	\$4,287.33	\$4,287.33	\$25,723.98
<u>Total OTHER INCOME</u>	\$5,542.77	\$7,905.04	\$1,325.00	\$5,537.33	\$4,787.33	\$6,780.45	\$31,877.92

<i>Total Income</i>	\$50,176.10	\$52,538.37	\$45,958.33	\$50,170.68	\$49,420.66	\$51,413.80	\$299,677.94
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Expense

PAYROLL EXPENSE

5001000130 - Miscellaneous Pay/Temp Labor	\$0.00	\$0.00	\$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	\$13,314.35	\$13,929.40	\$87,375.46
5003000030 - Medical Insurance	\$0.00	\$0.00	\$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	\$13,314.35	\$13,929.40	\$87,375.46

GENERAL & ADMINISTRATIVE

6010000110 - Dues & Subscriptions	\$10.00	\$10.00	(\$20.00)	\$0.00	\$0.00	\$0.00	\$0.00
6010000150 - Legal & Accounting Fees	\$1,240.00	\$325.00	\$50.00	\$329.75	\$0.00	\$50.00	\$1,994.75
6010000160 - Liability Insurance	\$0.00	\$0.00	\$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	\$3,450.00	\$3,450.00	\$20,700.00
6010000190 - Annual Meeting	\$0.00	\$0.00	\$0.00	\$5,468.64	\$0.00	\$0.00	\$5,468.64
6010000220 - Office Expense	\$423.54	\$15.24	\$324.37	\$373.63	\$156.48	\$281.00	\$1,574.26
6010000230 - Copies/Printing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6010000270 - Postage	\$0.57	\$6.84	(\$7.41)	\$0.00	\$0.00	\$0.00	\$0.00

Cobblestone Homeowners Association Inc
Income Statement
1/1/2023 - 6/30/2023

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	YTD
6010000280 - Architectural Fees	\$0.00	\$2,200.00	\$0.00	\$0.00	\$3,750.00	\$0.00	\$5,950.00
<u>Total GENERAL & ADMINISTRATIVE</u>	\$5,124.11	\$6,007.08	\$3,796.96	\$9,622.02	\$7,356.48	\$3,781.00	\$35,687.65
<u>UTILITIES</u>							
6040000100 - Electric	\$321.84	\$161.57	\$643.38	\$241.59	\$338.15	\$431.64	\$2,138.17
6040000500 - Water	\$470.23	\$474.62	\$546.40	\$82.16	\$665.37	\$665.24	\$2,904.02
6040000600 - Wifi/Internet/Phone	\$135.85	\$137.42	\$319.28	\$137.42	\$137.42	\$137.42	\$1,004.81
<u>Total UTILITIES</u>	\$927.92	\$773.61	\$1,509.06	\$461.17	\$1,140.94	\$1,234.30	\$6,047.00
<u>TAXES & INSURANCE</u>							
6050000200 - Property Insurance	\$257.89	\$257.89	\$257.89	\$257.89	\$257.89	\$257.89	\$1,547.34
<u>Total TAXES & INSURANCE</u>	\$257.89	\$257.89	\$257.89	\$257.89	\$257.89	\$257.89	\$1,547.34
<u>REPAIRS & MAINTENANCE</u>							
6070000030 - Building Maintenance	\$0.00	\$0.00	\$140.40	\$105.00	\$214.95	\$3,950.00	\$4,410.35
6070000070 - Gatehouse Supplies/Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$458.49	\$0.00	\$458.49
6070000090 - Common Area Maintenance	\$215.40	\$0.00	(\$215.40)	\$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
6070000190 - Fountain Maintenance	\$160.00	\$160.00	\$160.00	\$160.00	\$160.00	\$160.00	\$960.00
6070000220 - Janitorial	\$200.00	\$160.00	\$160.00	\$200.00	\$160.00	\$200.00	\$1,080.00
6070000225 - Irrigation R&M	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$130.00	\$130.00
6070000230 - Landscaping-Contract	\$2,480.00	\$2,480.00	\$2,480.00	\$3,341.88	\$3,090.08	\$2,480.00	\$16,351.96
6070000235 - Landscaping-Extras & Repairs	\$110.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$110.00
6070000236 - Landscaping -Trees	\$0.00	\$0.00	\$2,541.00	\$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
6070000300 - Pest Control	\$0.00	\$1,003.00	\$72.00	\$36.00	\$36.00	\$108.00	\$1,255.00
6070000360 - Rubbish Removal	\$8,398.02	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$30,898.02
<u>Total REPAIRS & MAINTENANCE</u>	\$14,104.42	\$16,549.63	(\$949.63)	\$8,342.88	\$8,619.52	\$11,528.00	\$58,194.82
<u>PROTECTIVE SERVICES</u>							
6090000100 - Alarm Service	\$2,171.40	\$1,956.40	\$1,956.40	\$1,956.40	\$1,956.40	\$2,896.33	\$12,893.33
6090000200 - Fire Protection	\$0.00	\$0.00	\$0.00	\$0.00	\$1,139.05	\$0.00	\$1,139.05

Cobblestone Homeowners Association Inc
Income Statement
1/1/2023 - 6/30/2023

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	YTD
6090000400 - Security Patrol	\$1,360.00	\$1,360.00	\$1,465.00	\$6,095.00	\$2,650.00	\$3,122.50	\$16,052.50
<u>Total PROTECTIVE SERVICES</u>	\$3,531.40	\$3,316.40	\$3,421.40	\$8,051.40	\$5,745.45	\$6,018.83	\$30,084.88
<i>Total Expense</i>	\$38,731.14	\$39,684.74	\$27,460.52	\$39,876.70	\$36,434.63	\$36,749.42	\$218,937.15
Operating Net Income	\$11,444.96	\$12,853.63	\$18,497.81	\$10,293.98	\$12,986.03	\$14,664.38	\$80,740.79
Reserve Income							
<u>RESERVE INCOME</u>							
7000000400 - Reserve Interest Income	\$0.00	\$0.00	\$4,114.43	\$2,190.98	\$2,384.33	\$2,028.86	\$10,718.60
<u>Total RESERVE INCOME</u>	\$0.00	\$0.00	\$4,114.43	\$2,190.98	\$2,384.33	\$2,028.86	\$10,718.60
<i>Total Reserve Income</i>	\$0.00	\$0.00	\$4,114.43	\$2,190.98	\$2,384.33	\$2,028.86	\$10,718.60
Reserve Expense							
<u>RESERVE EXPENDITURES</u>							
7010000030 - Common Area-Land Settlement - R	\$0.00	\$0.00	\$0.00	\$1,512.50	\$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	\$13,755.91
7010000150 - Landscaping Updates - R	\$0.00	\$0.00	\$19,593.26	(\$19,593.26)	\$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	\$10,430.58
7010000152 - Landscape Improvement Hopseed Barrier - R	\$0.00	\$0.00	\$0.00	\$7,612.68	\$0.00	\$0.00	\$7,612.68
<u>Total RESERVE EXPENDITURES</u>	\$0.00	\$0.00	\$19,593.26	\$3,187.41	\$5,971.00	\$4,560.00	\$33,311.67
<i>Total Reserve Expense</i>	\$0.00	\$0.00	\$19,593.26	\$3,187.41	\$5,971.00	\$4,560.00	\$33,311.67
Reserve Net Income	\$0.00	\$0.00	(\$15,478.83)	(\$996.43)	(\$3,586.67)	(\$2,531.14)	(\$22,593.07)
Net Income	\$11,444.96	\$12,853.63	\$3,018.98	\$9,297.55	\$9,399.36	\$12,133.24	\$58,147.72