

Financial Reporting Package

Cobblestone HOA

3/1/2023 - 3/31/2023

Cobblestone Homeowners Association Inc
Balance Sheet
3/31/2023

Assets

Cash

1001002000 - Pacific Premier Bank	\$205,344.30
1001002001 - PPB - Construction Deposit	\$17,000.00
1003002000 - Pacific Premier Bank - Reserve	\$4,050.00
1003009200 - Fidelity Investments	\$585,686.47

Cash Total

\$812,080.77

Homeowner Receivables

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

\$9,497.85

Prepaid Expenses

1042000001 - Prepaid Insurance	\$358.23
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Prepaid Expenses Total

\$358.23

Assets Total

\$821,936.85

Liabilities and Equity

Accounts Payable

2011000002 - Accrued Expense	\$6,025.00
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Accounts Payable Total

\$6,025.00

Prepaid Dues/Deferred Revenue

2015000001 - Prepaid Dues	\$12,852.99
2015000006 - Deferred Revenue	\$172,486.02

Prepaid Dues/Deferred Revenue Total

\$185,339.01

Security Deposits

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

\$21,000.00

Retained Earnings

\$582,255.27

Net Income

\$27,317.57

Liabilities & Equity Total

\$821,936.85

Cobblestone Homeowners Association Inc
Budget Comparison Report
3/1/2023 - 3/31/2023

	3/1/2023 - 3/31/2023			1/1/2023 - 3/31/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>HOA REVENUE</u>							
4025000100 - Assessments	\$44,633.33	\$44,633.33	\$0.00	\$133,899.99	\$133,899.99	\$0.00	\$535,600.00
<u>Total HOA REVENUE</u>	\$44,633.33	\$44,633.33	\$0.00	\$133,899.99	\$133,899.99	\$0.00	\$535,600.00
<u>OTHER INCOME</u>							
4110000057 - Design Review Fees	\$1,000.00	\$833.33	\$166.67	\$2,250.00	\$2,499.99	(\$249.99)	\$10,000.00
4110000130 - Interest Income	(\$2,469.34)	\$0.00	(\$2,469.34)	\$0.00	\$0.00	\$0.00	\$0.00
4110000150 - Late Charges	(\$20.99)	\$83.33	(\$104.32)	\$132.82	\$249.99	(\$117.17)	\$1,000.00
4110000240 - Other	(\$1,472.00)	\$0.00	(\$1,472.00)	(\$472.00)	\$0.00	(\$472.00)	\$0.00
4110000280 - Trash Collection Fees	\$4,287.33	\$4,287.33	\$0.00	\$12,861.99	\$12,861.99	\$0.00	\$51,448.00
<u>Total OTHER INCOME</u>	\$1,325.00	\$5,203.99	(\$3,878.99)	\$14,772.81	\$15,611.97	(\$839.16)	\$62,448.00
Total Income	\$45,958.33	\$49,837.32	(\$3,878.99)	\$148,672.80	\$149,511.96	(\$839.16)	\$598,048.00
Expense							
<u>PAYROLL EXPENSE</u>							
5001000135 - Gate Personnel	\$19,424.84	\$16,000.00	(\$3,424.84)	\$46,990.37	\$48,000.00	\$1,009.63	\$192,000.00
<u>Total PAYROLL EXPENSE</u>	\$19,424.84	\$16,000.00	(\$3,424.84)	\$46,990.37	\$48,000.00	\$1,009.63	\$192,000.00
<u>GENERAL & ADMINISTRATIVE</u>							
6010000060 - Bad Debt Expense	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$3,000.00	\$3,000.00	\$12,000.00
6010000110 - Dues & Subscriptions	(\$20.00)	\$0.00	\$20.00	\$0.00	\$0.00	\$0.00	\$0.00
6010000150 - Legal & Accounting Fees	\$50.00	\$166.67	\$116.67	\$1,615.00	\$500.01	(\$1,114.99)	\$2,000.00
6010000170 - Management Fees	\$3,450.00	\$3,500.00	\$50.00	\$10,350.00	\$10,500.00	\$150.00	\$42,000.00
6010000190 - Annual Meeting	\$0.00	\$416.67	\$416.67	\$0.00	\$1,250.01	\$1,250.01	\$5,000.00
6010000220 - Office Expense	\$324.37	\$500.00	\$175.63	\$763.15	\$1,500.00	\$736.85	\$6,000.00
6010000270 - Postage	(\$7.41)	\$0.00	\$7.41	\$0.00	\$0.00	\$0.00	\$0.00
6010000280 - Architectural Fees	\$0.00	\$1,083.33	\$1,083.33	\$2,200.00	\$3,249.99	\$1,049.99	\$13,000.00
<u>Total GENERAL & ADMINISTRATIVE</u>	\$3,796.96	\$6,666.67	\$2,869.71	\$14,928.15	\$20,000.01	\$5,071.86	\$80,000.00
<u>UTILITIES</u>							
6040000100 - Electric	\$643.38	\$416.67	(\$226.71)	\$1,126.79	\$1,250.01	\$123.22	\$5,000.00
6040000500 - Water	\$546.40	\$958.33	\$411.93	\$1,491.25	\$2,874.99	\$1,383.74	\$11,500.00
6040000600 - Wifi/Internet/Phone	\$319.28	\$225.00	(\$94.28)	\$592.55	\$675.00	\$82.45	\$2,700.00
<u>Total UTILITIES</u>	\$1,509.06	\$1,600.00	\$90.94	\$3,210.59	\$4,800.00	\$1,589.41	\$19,200.00
<u>TAXES & INSURANCE</u>							
6050000200 - Property Insurance	\$257.89	\$375.00	\$117.11	\$773.67	\$1,125.00	\$351.33	\$4,500.00
<u>Total TAXES & INSURANCE</u>	\$257.89	\$375.00	\$117.11	\$773.67	\$1,125.00	\$351.33	\$4,500.00
<u>REPAIRS & MAINTENANCE</u>							
6070000030 - Building Maintenance	\$140.40	\$100.00	(\$40.40)	\$140.40	\$300.00	\$159.60	\$1,200.00
6070000070 - Gatehouse Supplies/Equipment	\$0.00	\$83.33	\$83.33	\$0.00	\$249.99	\$249.99	\$1,000.00
6070000090 - Common Area Maintenance	(\$215.40)	\$0.00	\$215.40	\$0.00	\$0.00	\$0.00	\$0.00
6070000120 - Electrical	(\$4,440.29)	\$0.00	\$4,440.29	\$0.00	\$0.00	\$0.00	\$0.00
6070000190 - Fountain Maintenance	\$160.00	\$208.33	\$48.33	\$480.00	\$624.99	\$144.99	\$2,500.00
6070000220 - Janitorial	\$160.00	\$208.33	\$48.33	\$520.00	\$624.99	\$104.99	\$2,500.00

Cobblestone Homeowners Association Inc
Budget Comparison Report
3/1/2023 - 3/31/2023

	3/1/2023 - 3/31/2023			1/1/2023 - 3/31/2023			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
6070000230 - Landscaping-Contract	\$2,480.00	\$2,813.33	\$333.33	\$7,440.00	\$8,439.99	\$999.99	\$33,760.00
6070000235 - Landscaping-Extras & Repairs	\$0.00	\$75.00	\$75.00	\$110.00	\$225.00	\$115.00	\$900.00
6070000236 - Landscaping -Trees	\$2,541.00	\$375.00	(\$2,166.00)	\$2,541.00	\$1,125.00	(\$1,416.00)	\$4,500.00
6070000237 - Landscape - Enhancement	(\$6,347.34)	\$0.00	\$6,347.34	\$0.00	\$0.00	\$0.00	\$0.00
6070000240 - Lighting Supplies & Repairs	\$0.00	\$83.33	\$83.33	\$0.00	\$249.99	\$249.99	\$1,000.00
6070000290 - Road Repair	\$0.00	\$250.00	\$250.00	\$0.00	\$750.00	\$750.00	\$3,000.00
6070000300 - Pest Control	\$72.00	\$345.83	\$273.83	\$1,075.00	\$1,037.49	(\$37.51)	\$4,150.00
6070000360 - Rubbish Removal	\$4,500.00	\$4,500.00	\$0.00	\$17,398.02	\$13,500.00	(\$3,898.02)	\$54,000.00
<u>Total REPAIRS & MAINTENANCE</u>	(\$949.63)	\$9,042.48	\$9,992.11	\$29,704.42	\$27,127.44	(\$2,576.98)	\$108,510.00
<u>PROTECTIVE SERVICES</u>							
6090000100 - Alarm Service	\$1,956.40	\$1,916.67	(\$39.73)	\$6,084.20	\$5,750.01	(\$334.19)	\$23,000.00
6090000400 - Security Patrol	\$1,465.00	\$2,750.00	\$1,285.00	\$4,185.00	\$8,250.00	\$4,065.00	\$33,000.00
<u>Total PROTECTIVE SERVICES</u>	\$3,421.40	\$4,666.67	\$1,245.27	\$10,269.20	\$14,000.01	\$3,730.81	\$56,000.00
Total Expense	\$27,460.52	\$38,350.82	\$10,890.30	\$105,876.40	\$115,052.46	\$9,176.06	\$460,210.00
Operating Net Income	\$18,497.81	\$11,486.50	\$7,011.31	\$42,796.40	\$34,459.50	\$8,336.90	\$137,838.00
<u>Reserve Income</u>							
<u>RESERVE INCOME</u>							
7000000400 - Reserve Interest Income	\$4,114.43	\$1,666.67	\$2,447.76	\$4,114.43	\$5,000.01	(\$885.58)	\$20,000.00
<u>Total RESERVE INCOME</u>	\$4,114.43	\$1,666.67	\$2,447.76	\$4,114.43	\$5,000.01	(\$885.58)	\$20,000.00
Total Reserve Income	\$4,114.43	\$1,666.67	\$2,447.76	\$4,114.43	\$5,000.01	(\$885.58)	\$20,000.00
<u>Reserve Expense</u>							
<u>RESERVE EXPENDITURES</u>							
7010000070 - Island Improvements - R	\$0.00	\$1,666.67	\$1,666.67	\$0.00	\$5,000.01	\$5,000.01	\$20,000.00
7010000105 - Gatehouse & Office Equipment - R	\$0.00	\$333.33	\$333.33	\$0.00	\$999.99	\$999.99	\$4,000.00
7010000130 - Gates & Operator - R	\$0.00	\$833.33	\$833.33	\$0.00	\$2,499.99	\$2,499.99	\$10,000.00
7010000150 - Landscaping Updates - R	\$19,593.26	\$1,550.00	(\$18,043.26)	\$19,593.26	\$4,650.00	(\$14,943.26)	\$18,600.00
7010000210 - Perimeter Walls - R	\$0.00	\$833.33	\$833.33	\$0.00	\$2,499.99	\$2,499.99	\$10,000.00
<u>Total RESERVE EXPENDITURES</u>	\$19,593.26	\$5,216.66	(\$14,376.60)	\$19,593.26	\$15,649.98	(\$3,943.28)	\$62,600.00
Total Reserve Expense	\$19,593.26	\$5,216.66	(\$14,376.60)	\$19,593.26	\$15,649.98	(\$3,943.28)	\$62,600.00
Reserve Net Income	(\$15,478.83)	(\$3,549.99)	(\$11,928.84)	(\$15,478.83)	(\$10,649.97)	(\$4,828.86)	(\$42,600.00)
Net Income	\$3,018.98	\$7,936.51	(\$4,917.53)	\$27,317.57	\$23,809.53	\$3,508.04	\$95,238.00

Cobblestone Homeowners Association Inc
Income Statement
1/1/2023 - 3/31/2023

	Jan 2023	Feb 2023	Mar 2023	YTD
Income				
<u>HOA REVENUE</u>				
4025000100 - Assessments	\$44,633.33	\$44,633.33	\$44,633.33	\$133,899.99
<u>Total HOA REVENUE</u>	\$44,633.33	\$44,633.33	\$44,633.33	\$133,899.99
<u>OTHER INCOME</u>				
411000057 - Design Review Fees	\$0.00	\$1,250.00	\$1,000.00	\$2,250.00
4110000130 - Interest Income	\$1,255.44	\$1,213.90	(\$2,469.34)	\$0.00
4110000150 - Late Charges	\$0.00	\$153.81	(\$20.99)	\$132.82
4110000240 - Other	\$0.00	\$1,000.00	(\$1,472.00)	(\$472.00)
4110000280 - Trash Collection Fees	\$4,287.33	\$4,287.33	\$4,287.33	\$12,861.99
<u>Total OTHER INCOME</u>	\$5,542.77	\$7,905.04	\$1,325.00	\$14,772.81
<i>Total Income</i>	\$50,176.10	\$52,538.37	\$45,958.33	\$148,672.80
Expense				
<u>PAYROLL EXPENSE</u>				
5001000130 - Miscellaneous Pay/Temp Labor	\$0.00	\$0.00	\$0.00	\$0.00
5001000135 - Gate Personnel	\$14,785.40	\$12,780.13	\$19,424.84	\$46,990.37
5003000030 - Medical Insurance	\$0.00	\$0.00	\$0.00	\$0.00
<u>Total PAYROLL EXPENSE</u>	\$14,785.40	\$12,780.13	\$19,424.84	\$46,990.37
<u>GENERAL & ADMINISTRATIVE</u>				
6010000110 - Dues & Subscriptions	\$10.00	\$10.00	(\$20.00)	\$0.00
6010000150 - Legal & Accounting Fees	\$1,240.00	\$325.00	\$50.00	\$1,615.00
6010000160 - Liability Insurance	\$0.00	\$0.00	\$0.00	\$0.00
6010000170 - Management Fees	\$3,450.00	\$3,450.00	\$3,450.00	\$10,350.00
6010000220 - Office Expense	\$423.54	\$15.24	\$324.37	\$763.15
6010000230 - Copies/Printing	\$0.00	\$0.00	\$0.00	\$0.00
6010000270 - Postage	\$0.57	\$6.84	(\$7.41)	\$0.00
6010000280 - Architectural Fees	\$0.00	\$2,200.00	\$0.00	\$2,200.00
<u>Total GENERAL & ADMINISTRATIVE</u>	\$5,124.11	\$6,007.08	\$3,796.96	\$14,928.15
<u>UTILITIES</u>				
6040000100 - Electric	\$321.84	\$161.57	\$643.38	\$1,126.79
6040000500 - Water	\$470.23	\$474.62	\$546.40	\$1,491.25

Cobblestone Homeowners Association Inc
Income Statement
1/1/2023 - 3/31/2023

	Jan 2023	Feb 2023	Mar 2023	YTD
6040000600 - Wifi/Internet/Phone	\$135.85	\$137.42	\$319.28	\$592.55
<u>Total UTILITIES</u>	\$927.92	\$773.61	\$1,509.06	\$3,210.59
<u>TAXES & INSURANCE</u>				
6050000200 - Property Insurance	\$257.89	\$257.89	\$257.89	\$773.67
<u>Total TAXES & INSURANCE</u>	\$257.89	\$257.89	\$257.89	\$773.67
<u>REPAIRS & MAINTENANCE</u>				
6070000030 - Building Maintenance	\$0.00	\$0.00	\$140.40	\$140.40
6070000090 - Common Area Maintenance	\$215.40	\$0.00	(\$215.40)	\$0.00
6070000120 - Electrical	\$0.00	\$4,440.29	(\$4,440.29)	\$0.00
6070000190 - Fountain Maintenance	\$160.00	\$160.00	\$160.00	\$480.00
6070000220 - Janitorial	\$200.00	\$160.00	\$160.00	\$520.00
6070000230 - Landscaping-Contract	\$2,480.00	\$2,480.00	\$2,480.00	\$7,440.00
6070000235 - Landscaping-Extras & Repairs	\$110.00	\$0.00	\$0.00	\$110.00
6070000236 - Landscaping -Trees	\$0.00	\$0.00	\$2,541.00	\$2,541.00
6070000237 - Landscape - Enhancement	\$2,541.00	\$3,806.34	(\$6,347.34)	\$0.00
6070000300 - Pest Control	\$0.00	\$1,003.00	\$72.00	\$1,075.00
6070000360 - Rubbish Removal	\$8,398.02	\$4,500.00	\$4,500.00	\$17,398.02
<u>Total REPAIRS & MAINTENANCE</u>	\$14,104.42	\$16,549.63	(\$949.63)	\$29,704.42
<u>PROTECTIVE SERVICES</u>				
6090000100 - Alarm Service	\$2,171.40	\$1,956.40	\$1,956.40	\$6,084.20
6090000400 - Security Patrol	\$1,360.00	\$1,360.00	\$1,465.00	\$4,185.00
<u>Total PROTECTIVE SERVICES</u>	\$3,531.40	\$3,316.40	\$3,421.40	\$10,269.20
<i>Total Expense</i>	\$38,731.14	\$39,684.74	\$27,460.52	\$105,876.40
Operating Net Income	\$11,444.96	\$12,853.63	\$18,497.81	\$42,796.40
Reserve Income				
<u>RESERVE INCOME</u>				
7000000400 - Reserve Interest Income	\$0.00	\$0.00	\$4,114.43	\$4,114.43
<u>Total RESERVE INCOME</u>	\$0.00	\$0.00	\$4,114.43	\$4,114.43
<i>Total Reserve Income</i>	\$0.00	\$0.00	\$4,114.43	\$4,114.43

Cobblestone Homeowners Association Inc
Income Statement
1/1/2023 - 3/31/2023

Jan 2023	Feb 2023	Mar 2023	YTD
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Reserve Expense

RESERVE EXPENDITURES

7010000150 - Landscaping Updates - R	\$0.00	\$0.00	\$19,593.26	\$19,593.26
<u>Total RESERVE EXPENDITURES</u>	\$0.00	\$0.00	\$19,593.26	\$19,593.26
<i>Total Reserve Expense</i>	\$0.00	\$0.00	\$19,593.26	\$19,593.26
 Reserve Net Income	 \$0.00	 \$0.00	 (\$15,478.83)	 (\$15,478.83)
 Net Income	 \$11,444.96	 \$12,853.63	 \$3,018.98	 \$27,317.57