

Financial Reporting Package

Cobblestone HOA

5/1/2023 - 5/31/2023

**Cobblestone Homeowners Association Inc**  
**Balance Sheet**  
**5/31/2023**

**Assets**

Cash

1001002000 - Pacific Premier Bank	\$120,372.33
1001002001 - PPB - Construction Deposit	\$26,000.00
1003002000 - Pacific Premier Bank - Reserve	\$4,050.67
1003009200 - Fidelity Investments	\$590,261.11

Cash Total

\$740,684.11

Homeowner Receivables

1021000001 - Homeowner Receivables	\$7,133.85
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Homeowner Receivables Total

\$7,133.85

Prepaid Expenses

1042000001 - Prepaid Insurance	\$83.61
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Prepaid Expenses Total

\$83.61

*Assets Total*

\$747,901.57

**Liabilities and Equity**

Accounts Payable

2011000002 - Accrued Expense	\$1,014.15
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Accounts Payable Total

\$1,014.15

Prepaid Dues/Deferred Revenue

2015000001 - Prepaid Dues	\$16,972.99
2015000006 - Deferred Revenue	\$74,644.68

Prepaid Dues/Deferred Revenue Total

\$91,617.67

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

\$46,014.48

*Liabilities & Equity Total*

\$747,901.57

**Cobblestone Homeowners Association Inc**  
**Budget Comparison Report**  
**5/1/2023 - 5/31/2023**

	5/1/2023 - 5/31/2023			1/1/2023 - 5/31/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>HOA REVENUE</u>							
4025000100 - Assessments	\$44,633.33	\$44,633.33	\$0.00	\$223,166.67	\$223,166.65	\$0.02	\$535,600.00
<u>Total HOA REVENUE</u>	\$44,633.33	\$44,633.33	\$0.00	\$223,166.67	\$223,166.65	\$0.02	\$535,600.00
<u>OTHER INCOME</u>							
4110000057 - Design Review Fees	\$500.00	\$833.33	(\$333.33)	\$4,000.00	\$4,166.65	(\$166.65)	\$10,000.00
4110000130 - Interest Income	\$2,383.99	\$0.00	\$2,383.99	\$2,383.99	\$0.00	\$2,383.99	\$0.00
4110000150 - Late Charges	\$0.00	\$83.33	(\$83.33)	\$132.82	\$416.65	(\$283.83)	\$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	\$21,436.65	\$21,436.65	\$0.00	\$51,448.00
<u>Total OTHER INCOME</u>	\$7,171.32	\$5,203.99	\$1,967.33	\$27,481.46	\$26,019.95	\$1,461.51	\$62,448.00
<b>Total Income</b>	\$51,804.65	\$49,837.32	\$1,967.33	\$250,648.13	\$249,186.60	\$1,461.53	\$598,048.00
<b>Expense</b>							
<u>PAYROLL EXPENSE</u>							
5001000135 - Gate Personnel	\$13,314.35	\$16,000.00	\$2,685.65	\$73,446.06	\$80,000.00	\$6,553.94	\$192,000.00
<u>Total PAYROLL EXPENSE</u>	\$13,314.35	\$16,000.00	\$2,685.65	\$73,446.06	\$80,000.00	\$6,553.94	\$192,000.00
<u>GENERAL &amp; ADMINISTRATIVE</u>							
6010000060 - Bad Debt Expense	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$5,000.00	\$5,000.00	\$12,000.00
6010000110 - Dues & Subscriptions	\$10.00	\$0.00	(\$10.00)	\$10.00	\$0.00	(\$10.00)	\$0.00
6010000150 - Legal & Accounting Fees	\$0.00	\$166.67	\$166.67	\$1,944.75	\$833.35	(\$1,111.40)	\$2,000.00
6010000170 - Management Fees	\$3,450.00	\$3,500.00	\$50.00	\$17,250.00	\$17,500.00	\$250.00	\$42,000.00
6010000190 - Annual Meeting	\$0.00	\$416.67	\$416.67	\$5,468.64	\$2,083.35	(\$3,385.29)	\$5,000.00
6010000220 - Office Expense	\$10.00	\$500.00	\$490.00	\$1,146.78	\$2,500.00	\$1,353.22	\$6,000.00
6010000270 - Postage	\$136.48	\$0.00	(\$136.48)	\$136.48	\$0.00	(\$136.48)	\$0.00
6010000280 - Architectural Fees	\$3,750.00	\$1,083.33	(\$2,666.67)	\$5,950.00	\$5,416.65	(\$533.35)	\$13,000.00
<u>Total GENERAL &amp; ADMINISTRATIVE</u>	\$7,356.48	\$6,666.67	(\$689.81)	\$31,906.65	\$33,333.35	\$1,426.70	\$80,000.00
<u>UTILITIES</u>							
6040000100 - Electric	\$338.15	\$416.67	\$78.52	\$1,706.53	\$2,083.35	\$376.82	\$5,000.00
6040000500 - Water	\$665.37	\$958.33	\$292.96	\$2,238.78	\$4,791.65	\$2,552.87	\$11,500.00
6040000600 - Wifi/Internet/Phone	\$137.42	\$225.00	\$87.58	\$867.39	\$1,125.00	\$257.61	\$2,700.00
<u>Total UTILITIES</u>	\$1,140.94	\$1,600.00	\$459.06	\$4,812.70	\$8,000.00	\$3,187.30	\$19,200.00
<u>TAXES &amp; INSURANCE</u>							
6050000200 - Property Insurance	\$257.89	\$375.00	\$117.11	\$1,289.45	\$1,875.00	\$585.55	\$4,500.00
<u>Total TAXES &amp; INSURANCE</u>	\$257.89	\$375.00	\$117.11	\$1,289.45	\$1,875.00	\$585.55	\$4,500.00
<u>REPAIRS &amp; MAINTENANCE</u>							
6070000030 - Building Maintenance	\$214.95	\$100.00	(\$114.95)	\$460.35	\$500.00	\$39.65	\$1,200.00
6070000070 - Gatehouse Supplies/Equipment	\$458.49	\$83.33	(\$375.16)	\$458.49	\$416.65	(\$41.84)	\$1,000.00
6070000190 - Fountain Maintenance	\$160.00	\$208.33	\$48.33	\$800.00	\$1,041.65	\$241.65	\$2,500.00
6070000220 - Janitorial	\$160.00	\$208.33	\$48.33	\$880.00	\$1,041.65	\$161.65	\$2,500.00
6070000230 - Landscaping-Contract	\$3,090.08	\$2,813.33	(\$276.75)	\$13,871.96	\$14,066.65	\$194.69	\$33,760.00
6070000235 - Landscaping-Extras & Repairs	\$0.00	\$75.00	\$75.00	\$110.00	\$375.00	\$265.00	\$900.00

**Cobblestone Homeowners Association Inc**  
**Budget Comparison Report**  
**5/1/2023 - 5/31/2023**

	5/1/2023 - 5/31/2023			1/1/2023 - 5/31/2023			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
6070000236 - Landscaping -Trees	\$0.00	\$375.00	\$375.00	\$2,541.00	\$1,875.00	(\$666.00)	\$4,500.00
6070000240 - Lighting Supplies & Repairs	\$0.00	\$83.33	\$83.33	\$0.00	\$416.65	\$416.65	\$1,000.00
6070000290 - Road Repair	\$0.00	\$250.00	\$250.00	\$0.00	\$1,250.00	\$1,250.00	\$3,000.00
6070000300 - Pest Control	\$36.00	\$345.83	\$309.83	\$1,147.00	\$1,729.15	\$582.15	\$4,150.00
6070000360 - Rubbish Removal	\$4,500.00	\$4,500.00	\$0.00	\$26,398.02	\$22,500.00	(\$3,898.02)	\$54,000.00
<b><u>Total REPAIRS &amp; MAINTENANCE</u></b>	<b>\$8,619.52</b>	<b>\$9,042.48</b>	<b>\$422.96</b>	<b>\$46,666.82</b>	<b>\$45,212.40</b>	<b>(\$1,454.42)</b>	<b>\$108,510.00</b>
<b><u>PROTECTIVE SERVICES</u></b>							
6090000100 - Alarm Service	\$1,956.40	\$1,916.67	(\$39.73)	\$9,997.00	\$9,583.35	(\$413.65)	\$23,000.00
6090000200 - Fire Protection	\$1,139.05	\$0.00	(\$1,139.05)	\$1,139.05	\$0.00	(\$1,139.05)	\$0.00
6090000400 - Security Patrol	\$2,650.00	\$2,750.00	\$100.00	\$12,930.00	\$13,750.00	\$820.00	\$33,000.00
<b><u>Total PROTECTIVE SERVICES</u></b>	<b>\$5,745.45</b>	<b>\$4,666.67</b>	<b>(\$1,078.78)</b>	<b>\$24,066.05</b>	<b>\$23,333.35</b>	<b>(\$732.70)</b>	<b>\$56,000.00</b>
<b>Total Expense</b>	<b>\$36,434.63</b>	<b>\$38,350.82</b>	<b>\$1,916.19</b>	<b>\$182,187.73</b>	<b>\$191,754.10</b>	<b>\$9,566.37</b>	<b>\$460,210.00</b>
Operating Net Income	\$15,370.02	\$11,486.50	\$3,883.52	\$68,460.40	\$57,432.50	\$11,027.90	\$137,838.00
<b><u>Reserve Income</u></b>							
<b><u>RESERVE INCOME</u></b>							
7000000400 - Reserve Interest Income	\$0.34	\$1,666.67	(\$1,666.33)	\$6,305.75	\$8,333.35	(\$2,027.60)	\$20,000.00
<b><u>Total RESERVE INCOME</u></b>	<b>\$0.34</b>	<b>\$1,666.67</b>	<b>(\$1,666.33)</b>	<b>\$6,305.75</b>	<b>\$8,333.35</b>	<b>(\$2,027.60)</b>	<b>\$20,000.00</b>
<b>Total Reserve Income</b>	<b>\$0.34</b>	<b>\$1,666.67</b>	<b>(\$1,666.33)</b>	<b>\$6,305.75</b>	<b>\$8,333.35</b>	<b>(\$2,027.60)</b>	<b>\$20,000.00</b>
<b><u>Reserve Expense</u></b>							
<b><u>RESERVE EXPENDITURES</u></b>							
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	\$5,971.00	\$1,666.67	(\$4,304.33)	\$9,195.91	\$8,333.35	(\$862.56)	\$20,000.00
7010000105 - Gatehouse & Office Equipment - R	\$0.00	\$333.33	\$333.33	\$0.00	\$1,666.65	\$1,666.65	\$4,000.00
7010000130 - Gates & Operator - R	\$0.00	\$833.33	\$833.33	\$0.00	\$4,166.65	\$4,166.65	\$10,000.00
7010000151 - Landscape Improvement Phase 5 - R	\$0.00	\$916.67	\$916.67	\$10,430.58	\$4,583.35	(\$5,847.23)	\$11,000.00
7010000152 - Landscape Improvement Hopseed Barrier - R	\$0.00	\$633.33	\$633.33	\$7,612.68	\$3,166.65	(\$4,446.03)	\$7,600.00
7010000210 - Perimeter Walls - R	\$0.00	\$833.33	\$833.33	\$0.00	\$4,166.65	\$4,166.65	\$10,000.00
<b><u>Total RESERVE EXPENDITURES</u></b>	<b>\$5,971.00</b>	<b>\$5,216.66</b>	<b>(\$754.34)</b>	<b>\$28,751.67</b>	<b>\$26,083.30</b>	<b>(\$2,668.37)</b>	<b>\$62,600.00</b>
<b>Total Reserve Expense</b>	<b>\$5,971.00</b>	<b>\$5,216.66</b>	<b>(\$754.34)</b>	<b>\$28,751.67</b>	<b>\$26,083.30</b>	<b>(\$2,668.37)</b>	<b>\$62,600.00</b>
Reserve Net Income	(\$5,970.66)	(\$3,549.99)	(\$2,420.67)	(\$22,445.92)	(\$17,749.95)	(\$4,695.97)	(\$42,600.00)
Net Income	\$9,399.36	\$7,936.51	\$1,462.85	\$46,014.48	\$39,682.55	\$6,331.93	\$95,238.00

**Cobblestone Homeowners Association Inc**  
**Income Statement**  
**1/1/2023 - 5/31/2023**

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	YTD
<b>Income</b>						
<u>HOA REVENUE</u>						
4025000100 - Assessments	\$44,633.33	\$44,633.33	\$44,633.33	\$44,633.35	\$44,633.33	\$223,166.67
<u>Total HOA REVENUE</u>	\$44,633.33	\$44,633.33	\$44,633.33	\$44,633.35	\$44,633.33	\$223,166.67
<u>ADJUSTMENT TO HOA REVENUE</u>						
4070000030 - Concessions	\$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
<u>OTHER INCOME</u>						
4110000057 - Design Review Fees	\$0.00	\$1,250.00	\$1,000.00	\$1,250.00	\$500.00	\$4,000.00
4110000130 - Interest Income	\$1,255.44	\$1,213.90	(\$2,469.34)	\$0.00	\$2,383.99	\$2,383.99
4110000150 - Late Charges	\$0.00	\$153.81	(\$20.99)	\$0.00	\$0.00	\$132.82
4110000240 - Other	\$0.00	\$1,000.00	(\$1,472.00)	\$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	\$21,436.65
<u>Total OTHER INCOME</u>	\$5,542.77	\$7,905.04	\$1,325.00	\$5,537.33	\$7,171.32	\$27,481.46
<i>Total Income</i>	\$50,176.10	\$52,538.37	\$45,958.33	\$50,170.68	\$51,804.65	\$250,648.13
<b>Expense</b>						
<u>PAYROLL EXPENSE</u>						
5001000130 - Miscellaneous Pay/Temp Labor	\$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	\$73,446.06
5003000030 - Medical Insurance	\$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	\$73,446.06
<u>GENERAL &amp; ADMINISTRATIVE</u>						
6010000110 - Dues & Subscriptions	\$10.00	\$10.00	(\$20.00)	\$0.00	\$10.00	\$10.00
6010000150 - Legal & Accounting Fees	\$1,240.00	\$325.00	\$50.00	\$329.75	\$0.00	\$1,944.75
6010000160 - Liability Insurance	\$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	\$17,250.00
6010000190 - Annual Meeting	\$0.00	\$0.00	\$0.00	\$5,468.64	\$0.00	\$5,468.64
6010000220 - Office Expense	\$423.54	\$15.24	\$324.37	\$373.63	\$10.00	\$1,146.78
6010000230 - Copies/Printing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6010000270 - Postage	\$0.57	\$6.84	(\$7.41)	\$0.00	\$136.48	\$136.48

**Cobblestone Homeowners Association Inc**  
**Income Statement**  
**1/1/2023 - 5/31/2023**

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	YTD
6010000280 - Architectural Fees	\$0.00	\$2,200.00	\$0.00	\$0.00	\$3,750.00	\$5,950.00
<u>Total GENERAL &amp; ADMINISTRATIVE</u>	\$5,124.11	\$6,007.08	\$3,796.96	\$9,622.02	\$7,356.48	\$31,906.65
<u>UTILITIES</u>						
6040000100 - Electric	\$321.84	\$161.57	\$643.38	\$241.59	\$338.15	\$1,706.53
6040000500 - Water	\$470.23	\$474.62	\$546.40	\$82.16	\$665.37	\$2,238.78
6040000600 - Wifi/Internet/Phone	\$135.85	\$137.42	\$319.28	\$137.42	\$137.42	\$867.39
<u>Total UTILITIES</u>	\$927.92	\$773.61	\$1,509.06	\$461.17	\$1,140.94	\$4,812.70
<u>TAXES &amp; INSURANCE</u>						
6050000200 - Property Insurance	\$257.89	\$257.89	\$257.89	\$257.89	\$257.89	\$1,289.45
<u>Total TAXES &amp; INSURANCE</u>	\$257.89	\$257.89	\$257.89	\$257.89	\$257.89	\$1,289.45
<u>REPAIRS &amp; MAINTENANCE</u>						
6070000030 - Building Maintenance	\$0.00	\$0.00	\$140.40	\$105.00	\$214.95	\$460.35
6070000070 - Gatehouse Supplies/Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$458.49	\$458.49
6070000090 - Common Area Maintenance	\$215.40	\$0.00	(\$215.40)	\$0.00	\$0.00	\$0.00
6070000120 - Electrical	\$0.00	\$4,440.29	(\$4,440.29)	\$0.00	\$0.00	\$0.00
6070000190 - Fountain Maintenance	\$160.00	\$160.00	\$160.00	\$160.00	\$160.00	\$800.00
6070000220 - Janitorial	\$200.00	\$160.00	\$160.00	\$200.00	\$160.00	\$880.00
6070000230 - Landscaping-Contract	\$2,480.00	\$2,480.00	\$2,480.00	\$3,341.88	\$3,090.08	\$13,871.96
6070000235 - Landscaping-Extras & Repairs	\$110.00	\$0.00	\$0.00	\$0.00	\$0.00	\$110.00
6070000236 - Landscaping -Trees	\$0.00	\$0.00	\$2,541.00	\$0.00	\$0.00	\$2,541.00
6070000237 - Landscape - Enhancement	\$2,541.00	\$3,806.34	(\$6,347.34)	\$0.00	\$0.00	\$0.00
6070000300 - Pest Control	\$0.00	\$1,003.00	\$72.00	\$36.00	\$36.00	\$1,147.00
6070000360 - Rubbish Removal	\$8,398.02	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$26,398.02
<u>Total REPAIRS &amp; MAINTENANCE</u>	\$14,104.42	\$16,549.63	(\$949.63)	\$8,342.88	\$8,619.52	\$46,666.82
<u>PROTECTIVE SERVICES</u>						
6090000100 - Alarm Service	\$2,171.40	\$1,956.40	\$1,956.40	\$1,956.40	\$1,956.40	\$9,997.00
6090000200 - Fire Protection	\$0.00	\$0.00	\$0.00	\$0.00	\$1,139.05	\$1,139.05
6090000400 - Security Patrol	\$1,360.00	\$1,360.00	\$1,465.00	\$6,095.00	\$2,650.00	\$12,930.00
<u>Total PROTECTIVE SERVICES</u>	\$3,531.40	\$3,316.40	\$3,421.40	\$8,051.40	\$5,745.45	\$24,066.05

**Cobblestone Homeowners Association Inc**  
**Income Statement**  
**1/1/2023 - 5/31/2023**

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	YTD
<i>Total Expense</i>	\$38,731.14	\$39,684.74	\$27,460.52	\$39,876.70	\$36,434.63	\$182,187.73
Operating Net Income	\$11,444.96	\$12,853.63	\$18,497.81	\$10,293.98	\$15,370.02	\$68,460.40
<b>Reserve Income</b>						
<u>RESERVE INCOME</u>						
700000400 - Reserve Interest Income	\$0.00	\$0.00	\$4,114.43	\$2,190.98	\$0.34	\$6,305.75
<u>Total RESERVE INCOME</u>	\$0.00	\$0.00	\$4,114.43	\$2,190.98	\$0.34	\$6,305.75
<i>Total Reserve Income</i>	\$0.00	\$0.00	\$4,114.43	\$2,190.98	\$0.34	\$6,305.75
<b>Reserve Expense</b>						
<u>RESERVE EXPENDITURES</u>						
701000030 - Common Area-Land Settlement - R	\$0.00	\$0.00	\$0.00	\$1,512.50	\$0.00	\$1,512.50
701000070 - Island Improvements - R	\$0.00	\$0.00	\$0.00	\$3,224.91	\$5,971.00	\$9,195.91
701000150 - Landscaping Updates - R	\$0.00	\$0.00	\$19,593.26	(\$19,593.26)	\$0.00	\$0.00
701000151 - Landscape Improvement Phase 5 - R	\$0.00	\$0.00	\$0.00	\$10,430.58	\$0.00	\$10,430.58
701000152 - Landscape Improvement Hopseed Barrier - R	\$0.00	\$0.00	\$0.00	\$7,612.68	\$0.00	\$7,612.68
<u>Total RESERVE EXPENDITURES</u>	\$0.00	\$0.00	\$19,593.26	\$3,187.41	\$5,971.00	\$28,751.67
<i>Total Reserve Expense</i>	\$0.00	\$0.00	\$19,593.26	\$3,187.41	\$5,971.00	\$28,751.67
Reserve Net Income	\$0.00	\$0.00	(\$15,478.83)	(\$996.43)	(\$5,970.66)	(\$22,445.92)
Net Income	\$11,444.96	\$12,853.63	\$3,018.98	\$9,297.55	\$9,399.36	\$46,014.48