

Financial Reporting Package

Cobblestone HOA

10/1/2023 - 10/31/2023

Cobblestone Homeowners Association Inc
Balance Sheet
10/31/2023

Assets

Cash

1001002000 - Pacific Premier Bank	\$62,731.12
1001002001 - PPB - Construction Deposit	\$29,500.00
1003002000 - Pacific Premier Bank - Reserve	\$4,053.42
1003009200 - Fidelity Investments - Reserve	\$734,055.54

Cash Total

\$830,340.08

Homeowner Receivables

1021000001 - Homeowner Receivables	\$11,667.27
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Homeowner Receivables Total

\$11,667.27

Prepaid Expenses

1045000001 - Prepaid Legal/Retainer	\$987.50
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Prepaid Expenses Total

\$987.50

Assets Total

\$842,994.85

Liabilities and Equity

Accounts Payable

2011000002 - Accrued Expense	\$2,231.24
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Accounts Payable Total

\$2,231.24

Prepaid Dues/Deferred Revenue

2015000001 - Prepaid Dues	\$3,079.88
2015000006 - Deferred Revenue	\$97,841.36

Prepaid Dues/Deferred Revenue Total

\$100,921.24

Security Deposits

2016000001 - Refundable Security Deposits	\$29,500.00
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Security Deposits Total

\$29,500.00

Retained Earnings

\$582,255.27

Net Income

\$128,087.10

Liabilities & Equity Total

\$842,994.85

Cobblestone Homeowners Association Inc
Budget Comparison Report
10/1/2023 - 10/31/2023

10/1/2023 - 10/31/2023

1/1/2023 - 10/31/2023

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>HOA REVENUE</u>							
4025000100 - Assessments	\$44,633.33	\$44,633.33	\$0.00	\$446,333.34	\$446,333.30	\$0.04	\$535,600.00
<u>Total HOA REVENUE</u>	\$44,633.33	\$44,633.33	\$0.00	\$446,333.34	\$446,333.30	\$0.04	\$535,600.00
<u>OTHER INCOME</u>							
4110000057 - Design Review Fees	\$5,000.00	\$833.33	\$4,166.67	\$11,500.00	\$8,333.30	\$3,166.70	\$10,000.00
4110000150 - Late Charges	(\$1,082.30)	\$83.33	(\$1,165.63)	\$1,583.23	\$833.30	\$749.93	\$1,000.00
4110000240 - Other	\$0.00	\$0.00	\$0.00	(\$512.00)	\$0.00	(\$512.00)	\$0.00
4110000280 - Trash Collection Fees	\$4,287.33	\$4,287.33	\$0.00	\$42,873.30	\$42,873.30	\$0.00	\$51,448.00
<u>Total OTHER INCOME</u>	\$8,205.03	\$5,203.99	\$3,001.04	\$55,444.53	\$52,039.90	\$3,404.63	\$62,448.00
Total Income	\$52,838.36	\$49,837.32	\$3,001.04	\$501,777.87	\$498,373.20	\$3,404.67	\$598,048.00
Expense							
<u>PAYROLL EXPENSE</u>							
5001000135 - Gate Personnel	\$13,770.51	\$16,000.00	\$2,229.49	\$148,272.81	\$160,000.00	\$11,727.19	\$192,000.00
<u>Total PAYROLL EXPENSE</u>	\$13,770.51	\$16,000.00	\$2,229.49	\$148,272.81	\$160,000.00	\$11,727.19	\$192,000.00
<u>GENERAL & ADMINISTRATIVE</u>							
6010000060 - Bad Debt Expense	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$10,000.00	\$10,000.00	\$12,000.00
6010000150 - Legal & Accounting Fees	\$1,062.50	\$166.67	(\$895.83)	\$3,607.25	\$1,666.70	(\$1,940.55)	\$2,000.00
6010000170 - Management Fees	\$3,450.00	\$3,500.00	\$50.00	\$34,500.00	\$35,000.00	\$500.00	\$42,000.00
6010000190 - Annual Meeting	\$0.00	\$416.67	\$416.67	\$5,468.64	\$4,166.70	(\$1,301.94)	\$5,000.00
6010000220 - Office Expense	\$3.78	\$500.00	\$496.22	\$3,379.97	\$5,000.00	\$1,620.03	\$6,000.00
6010000280 - Architectural Fees	\$5,100.00	\$1,083.33	(\$4,016.67)	\$12,050.00	\$10,833.30	(\$1,216.70)	\$13,000.00
<u>Total GENERAL & ADMINISTRATIVE</u>	\$9,616.28	\$6,666.67	(\$2,949.61)	\$59,005.86	\$66,666.70	\$7,660.84	\$80,000.00
<u>UTILITIES</u>							
6040000100 - Electric	\$507.83	\$416.67	(\$91.16)	\$4,335.55	\$4,166.70	(\$168.85)	\$5,000.00
6040000500 - Water	\$877.44	\$958.33	\$80.89	\$6,321.87	\$9,583.30	\$3,261.43	\$11,500.00
6040000600 - Wifi/Internet/Phone	\$137.42	\$225.00	\$87.58	\$1,604.49	\$2,250.00	\$645.51	\$2,700.00
<u>Total UTILITIES</u>	\$1,522.69	\$1,600.00	\$77.31	\$12,261.91	\$16,000.00	\$3,738.09	\$19,200.00
<u>TAXES & INSURANCE</u>							
6050000200 - Property Insurance	\$272.27	\$375.00	\$102.73	\$2,366.54	\$3,750.00	\$1,383.46	\$4,500.00
6050000300 - Real Estate Taxes	\$50.48	\$0.00	(\$50.48)	\$60.09	\$0.00	(\$60.09)	\$0.00
6050000500 - State Income Tax	\$11.16	\$0.00	(\$11.16)	\$61.16	\$0.00	(\$61.16)	\$0.00
6050000600 - Federal Income Tax	\$0.00	\$0.00	\$0.00	\$288.00	\$0.00	(\$288.00)	\$0.00
<u>Total TAXES & INSURANCE</u>	\$333.91	\$375.00	\$41.09	\$2,775.79	\$3,750.00	\$974.21	\$4,500.00
<u>REPAIRS & MAINTENANCE</u>							
6070000030 - Building Maintenance	\$0.00	\$100.00	\$100.00	\$4,599.32	\$1,000.00	(\$3,599.32)	\$1,200.00
6070000070 - Gatehouse Supplies/Equipment	\$0.00	\$83.33	\$83.33	\$712.67	\$833.30	\$120.63	\$1,000.00
6070000190 - Fountain Maintenance	\$251.77	\$208.33	(\$43.44)	\$1,153.52	\$2,083.30	\$929.78	\$2,500.00
6070000220 - Janitorial	\$75.44	\$208.33	\$132.89	\$1,715.44	\$2,083.30	\$367.86	\$2,500.00
6070000230 - Landscaping-Contract	\$2,880.00	\$2,813.33	(\$66.67)	\$27,723.20	\$28,133.30	\$410.10	\$33,760.00
6070000235 - Landscaping-Extras & Repairs	\$150.00	\$75.00	(\$75.00)	\$390.00	\$750.00	\$360.00	\$900.00

Cobblestone Homeowners Association Inc
Budget Comparison Report
10/1/2023 - 10/31/2023

	10/1/2023 - 10/31/2023			1/1/2023 - 10/31/2023			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
6070000236 - Landscaping -Trees	\$0.00	\$375.00	\$375.00	\$2,541.00	\$3,750.00	\$1,209.00	\$4,500.00
6070000240 - Lighting Supplies & Repairs	\$0.00	\$83.33	\$83.33	\$0.00	\$833.30	\$833.30	\$1,000.00
6070000290 - Road Repair	\$0.00	\$250.00	\$250.00	\$0.00	\$2,500.00	\$2,500.00	\$3,000.00
6070000300 - Pest Control	\$72.00	\$345.83	\$273.83	\$2,580.00	\$3,458.30	\$878.30	\$4,150.00
6070000360 - Rubbish Removal	\$4,500.00	\$4,500.00	\$0.00	\$48,898.02	\$45,000.00	(\$3,898.02)	\$54,000.00
<u>Total REPAIRS & MAINTENANCE</u>	\$7,929.21	\$9,042.48	\$1,113.27	\$90,313.17	\$90,424.80	\$111.63	\$108,510.00
<u>PROTECTIVE SERVICES</u>							
6090000100 - Alarm Service	\$1,956.40	\$1,916.67	(\$39.73)	\$20,844.93	\$19,166.70	(\$1,678.23)	\$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	\$3,000.00	\$2,750.00	(\$250.00)	\$28,262.50	\$27,500.00	(\$762.50)	\$33,000.00
<u>Total PROTECTIVE SERVICES</u>	\$4,956.40	\$4,666.67	(\$289.73)	\$50,246.48	\$46,666.70	(\$3,579.78)	\$56,000.00
Total Expense	\$38,129.00	\$38,350.82	\$221.82	\$362,876.02	\$383,508.20	\$20,632.18	\$460,210.00
Operating Net Income	\$14,709.36	\$11,486.50	\$3,222.86	\$138,901.85	\$114,865.00	\$24,036.85	\$137,838.00
Reserve Income							
<u>RESERVE INCOME</u>							
7000000400 - Reserve Interest Income	\$3,106.54	\$1,666.67	\$1,439.87	\$22,496.92	\$16,666.70	\$5,830.22	\$20,000.00
<u>Total RESERVE INCOME</u>	\$3,106.54	\$1,666.67	\$1,439.87	\$22,496.92	\$16,666.70	\$5,830.22	\$20,000.00
Total Reserve Income	\$3,106.54	\$1,666.67	\$1,439.87	\$22,496.92	\$16,666.70	\$5,830.22	\$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	\$16,666.70	\$2,910.79	\$20,000.00
7010000105 - Gatehouse & Office Equipment - R	\$0.00	\$333.33	\$333.33	\$0.00	\$3,333.30	\$3,333.30	\$4,000.00
7010000130 - Gates & Operator - R	\$0.00	\$833.33	\$833.33	\$0.00	\$8,333.30	\$8,333.30	\$10,000.00
7010000151 - Landscape Improvement Phase 5 - R	\$0.00	\$916.67	\$916.67	\$10,430.58	\$9,166.70	(\$1,263.88)	\$11,000.00
7010000152 - Landscape Improvement Hopseed Barrier - R	\$0.00	\$633.33	\$633.33	\$7,612.68	\$6,333.30	(\$1,279.38)	\$7,600.00
7010000210 - Perimeter Walls - R	\$0.00	\$833.33	\$833.33	\$0.00	\$8,333.30	\$8,333.30	\$10,000.00
<u>Total RESERVE EXPENDITURES</u>	\$0.00	\$5,216.66	\$5,216.66	\$33,311.67	\$52,166.60	\$18,854.93	\$62,600.00
Total Reserve Expense	\$0.00	\$5,216.66	\$5,216.66	\$33,311.67	\$52,166.60	\$18,854.93	\$62,600.00
Reserve Net Income	\$3,106.54	(\$3,549.99)	\$6,656.53	(\$10,814.75)	(\$35,499.90)	\$24,685.15	(\$42,600.00)
Net Income	\$17,815.90	\$7,936.51	\$9,879.39	\$128,087.10	\$79,365.10	\$48,722.00	\$95,238.00

Cobblestone Homeowners Association Inc
Income Statement
1/1/2023 - 10/31/2023

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	YTD
Income											
<u>HOA REVENUE</u>											
4025000100 - Assessments	\$44,633.33	\$44,633.33	\$44,633.33	\$44,633.35	\$44,633.33	\$44,633.35	\$44,633.33	\$44,633.33	\$44,633.33	\$44,633.33	\$446,333.34
<u>Total HOA REVENUE</u>	\$44,633.33	\$44,633.33	\$44,633.33	\$44,633.35	\$44,633.33	\$44,633.35	\$44,633.33	\$44,633.33	\$44,633.33	\$44,633.33	\$446,333.34
<u>ADJUSTMENT TO HOA REVENUE</u>											
4070000030 - Concessions	\$0.00	\$0.00	\$0.00	\$0.00	\$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	\$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	\$2,500.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$11,500.00
4110000130 - Interest Income	\$1,255.44	\$1,213.90	(\$2,469.34)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4110000150 - Late Charges	\$0.00	\$153.81	(\$20.99)	\$0.00	\$0.00	(\$6.88)	(\$20.99)	\$1,139.08	\$1,421.50	(\$1,082.30)	\$1,583.23
4110000240 - Other	\$0.00	\$1,000.00	(\$1,472.00)	\$0.00	\$0.00	\$0.00	(\$40.00)	\$0.00	\$0.00	\$0.00	(\$512.00)
4110000280 - Trash Collection Fees	\$4,287.33	\$4,287.33	\$4,287.33	\$4,287.33	\$4,287.33	\$4,287.33	\$4,287.33	\$4,287.33	\$4,287.33	\$4,287.33	\$42,873.30
<u>Total OTHER INCOME</u>	\$5,542.77	\$7,905.04	\$1,325.00	\$5,537.33	\$4,787.33	\$6,780.45	\$4,226.34	\$5,426.41	\$5,708.83	\$8,205.03	\$55,444.53
<i>Total Income</i>	\$50,176.10	\$52,538.37	\$45,958.33	\$50,170.68	\$49,420.66	\$51,413.80	\$48,859.67	\$50,059.74	\$50,342.16	\$52,838.36	\$501,777.87
Expense											
<u>PAYROLL EXPENSE</u>											
5001000130 - Miscellaneous Pay/Temp Labor	\$0.00	\$0.00	\$0.00	\$0.00	\$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	\$13,501.89	\$20,290.82	\$13,334.13	\$13,770.51	\$148,272.81
5003000030 - Medical Insurance	\$0.00	\$0.00	\$0.00	\$0.00	\$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	\$13,501.89	\$20,290.82	\$13,334.13	\$13,770.51	\$148,272.81
<u>GENERAL & ADMINISTRATIVE</u>											
6010000010 - Accounting Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6010000110 - Dues & Subscriptions	\$10.00	\$10.00	(\$20.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$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	\$2,550.00	(\$2,000.00)	\$0.00	\$1,062.50	\$3,607.25
6010000160 - Liability Insurance	\$0.00	\$0.00	\$0.00	\$0.00	\$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	\$3,450.00	\$3,450.00	\$3,450.00	\$3,450.00	\$34,500.00
6010000190 - Annual Meeting	\$0.00	\$0.00	\$0.00	\$5,468.64	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,468.64
6010000220 - Office Expense	\$423.54	\$15.24	\$324.37	\$373.63	\$156.48	\$281.00	\$1,537.80	\$40.48	\$223.65	\$3.78	\$3,379.97
6010000230 - Copies/Printing	\$0.00	\$0.00	\$0.00	\$0.00	\$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	\$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	\$0.00	\$1,000.00	\$5,100.00	\$12,050.00
<u>Total GENERAL & ADMINISTRATIVE</u>	\$5,124.11	\$6,007.08	\$3,796.96	\$9,622.02	\$7,356.48	\$3,781.00	\$7,537.80	\$1,490.48	\$4,673.65	\$9,616.28	\$59,005.86
<u>UTILITIES</u>											

Cobblestone Homeowners Association Inc
Income Statement
1/1/2023 - 10/31/2023

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	YTD
6040000100 - Electric	\$321.84	\$161.57	\$643.38	\$241.59	\$338.15	\$431.64	\$598.07	\$564.11	\$527.37	\$507.83	\$4,335.55
6040000500 - Water	\$470.23	\$474.62	\$546.40	\$82.16	\$665.37	\$665.24	\$712.92	\$922.13	\$905.36	\$877.44	\$6,321.87
6040000600 - Wifi/Internet/Phone	\$135.85	\$137.42	\$319.28	\$137.42	\$137.42	\$137.42	\$137.42	\$187.42	\$137.42	\$137.42	\$1,604.49
Total UTILITIES	\$927.92	\$773.61	\$1,509.06	\$461.17	\$1,140.94	\$1,234.30	\$1,448.41	\$1,673.66	\$1,570.15	\$1,522.69	\$12,261.91
TAXES & INSURANCE											
6050000200 - Property Insurance	\$257.89	\$257.89	\$257.89	\$257.89	\$257.89	\$257.89	\$16.73	\$257.89	\$272.31	\$272.27	\$2,366.54
6050000300 - Real Estate Taxes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9.61	\$0.00	\$0.00	\$50.48	\$60.09
6050000500 - State Income Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$11.16	\$61.16
6050000600 - Federal Income Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$288.00	\$0.00	\$0.00	\$288.00
Total TAXES & INSURANCE	\$257.89	\$257.89	\$257.89	\$257.89	\$257.89	\$257.89	\$26.34	\$595.89	\$272.31	\$333.91	\$2,775.79
REPAIRS & MAINTENANCE											
6070000030 - Building Maintenance	\$0.00	\$0.00	\$140.40	\$105.00	\$214.95	\$3,950.00	\$188.97	\$0.00	\$0.00	\$0.00	\$4,599.32
6070000070 - Gatehouse Supplies/Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$458.49	\$0.00	\$0.00	\$254.18	\$0.00	\$0.00	\$712.67
6070000090 - Common Area Maintenance	\$215.40	\$0.00	(\$215.40)	\$0.00	\$0.00	\$0.00	\$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	\$0.00	\$0.00	\$0.00
6070000190 - Fountain Maintenance	\$160.00	\$160.00	\$160.00	\$160.00	\$160.00	\$160.00	(\$698.02)	\$323.00	\$316.77	\$251.77	\$1,153.52
6070000220 - Janitorial	\$200.00	\$160.00	\$160.00	\$200.00	\$160.00	\$200.00	\$200.00	\$160.00	\$200.00	\$75.44	\$1,715.44
6070000225 - Irrigation R&M	\$0.00	\$0.00	\$0.00	\$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	\$2,480.00	\$2,640.00	\$2,880.00	\$27,723.20
6070000235 - Landscaping-Extras & Repairs	\$110.00	\$0.00	\$0.00	\$0.00	\$0.00	\$130.00	\$0.00	\$0.00	\$0.00	\$150.00	\$390.00
6070000236 - Landscaping -Trees	\$0.00	\$0.00	\$2,541.00	\$0.00	\$0.00	\$0.00	\$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	\$0.00	\$0.00	\$0.00
6070000300 - Pest Control	\$0.00	\$1,003.00	\$72.00	\$36.00	\$36.00	\$108.00	\$200.00	\$1,053.00	\$0.00	\$72.00	\$2,580.00
6070000360 - Rubbish Removal	\$8,398.02	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$48,898.02
Total REPAIRS & MAINTENANCE	\$14,104.42	\$16,549.63	(\$949.63)	\$8,342.88	\$8,619.52	\$11,528.00	\$7,762.19	\$8,770.18	\$7,656.77	\$7,929.21	\$90,313.17
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	\$2,082.40	\$1,956.40	\$1,956.40	\$20,844.93
6090000200 - Fire Protection	\$0.00	\$0.00	\$0.00	\$0.00	\$1,139.05	\$0.00	\$0.00	\$0.00	\$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	\$3,105.00	\$3,087.50	\$3,000.00	\$28,262.50
Total PROTECTIVE SERVICES	\$3,531.40	\$3,316.40	\$3,421.40	\$8,051.40	\$5,745.45	\$6,018.83	\$4,973.90	\$5,187.40	\$5,043.90	\$4,956.40	\$50,246.48
Total Expense	\$38,731.14	\$39,684.74	\$27,460.52	\$39,876.70	\$36,434.63	\$36,749.42	\$35,250.53	\$38,008.43	\$32,550.91	\$38,129.00	\$362,876.02
Operating Net Income	\$11,444.96	\$12,853.63	\$18,497.81	\$10,293.98	\$12,986.03	\$14,664.38	\$13,609.14	\$12,051.31	\$17,791.25	\$14,709.36	\$138,901.85

Cobblestone Homeowners Association Inc
Income Statement
1/1/2023 - 10/31/2023

	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	YTD
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	\$2,583.37	\$3,124.59	\$2,963.82	\$3,106.54	\$22,496.92
<u>Total RESERVE INCOME</u>	\$0.00	\$0.00	\$4,114.43	\$2,190.98	\$2,384.33	\$2,028.86	\$2,583.37	\$3,124.59	\$2,963.82	\$3,106.54	\$22,496.92
<i>Total Reserve Income</i>	\$0.00	\$0.00	\$4,114.43	\$2,190.98	\$2,384.33	\$2,028.86	\$2,583.37	\$3,124.59	\$2,963.82	\$3,106.54	\$22,496.92
Reserve Expense											
<u>RESERVE EXPENDITURES</u>											
701000030 - Common Area-Land Settlement - R	\$0.00	\$0.00	\$0.00	\$1,512.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,512.50
701000070 - Island Improvements - R	\$0.00	\$0.00	\$0.00	\$3,224.91	\$5,971.00	\$4,560.00	\$0.00	\$0.00	\$0.00	\$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	\$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	\$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	\$0.00	\$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	\$0.00	\$0.00	\$0.00	\$0.00	\$33,311.67
<i>Total Reserve Expense</i>	\$0.00	\$0.00	\$19,593.26	\$3,187.41	\$5,971.00	\$4,560.00	\$0.00	\$0.00	\$0.00	\$0.00	\$33,311.67
Reserve Net Income	\$0.00	\$0.00	(\$15,478.83)	(\$996.43)	(\$3,586.67)	(\$2,531.14)	\$2,583.37	\$3,124.59	\$2,963.82	\$3,106.54	(\$10,814.75)
Net Income	\$11,444.96	\$12,853.63	\$3,018.98	\$9,297.55	\$9,399.36	\$12,133.24	\$16,192.51	\$15,175.90	\$20,755.07	\$17,815.90	\$128,087.10