

Cobblestone Homeowners Association Inc
Balance Sheet
4/30/2025

Assets

Cash

1001002000 - Operating - PPB #0958	\$149,857.44
1001002001 - PPB - Construction Deposit	\$57,500.00
1003002000 - Reserve - PPB #0718	\$887.42
1003009500 - Reserve - Fidelity Investments #5279	\$307,620.82

<u>Cash Total</u>	<u>\$515,865.68</u>
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Homeowner Receivables

1021000001 - Homeowner Receivables	\$4,293.82
1021000005 - Allow For B/D	(\$2,000.00)

<u>Homeowner Receivables Total</u>	<u>(\$344.09)</u>
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Prepaid Expenses

1043000002 - Prepaid Other - Legal/Retainer	\$200.00
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<u>Prepaid Expenses Total</u>	<u>\$200.00</u>
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<i>Assets Total</i>	<i>\$518,359.50</i>
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Liabilities and Equity

Prepaid Dues/Deferred Revenue

2015000001 - Prepaid Dues	\$22,033.64
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<u>Prepaid Dues/Deferred Revenue Total</u>	<u>\$22,033.64</u>
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Security Deposits

2016000001 - Refundable Security Deposits	\$57,500.00
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<u>Security Deposits Total</u>	<u>\$57,500.00</u>
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<u>Retained Earnings</u>	\$317,736.43
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<u>Net Income</u>	\$121,089.43
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<i>Liabilities & Equity Total</i>	<i>\$518,359.50</i>
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Cobblestone Homeowners Association Inc
Income Statement
1/1/2025 - 4/30/2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	YTD
Income					
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<u>HOA REVENUE</u>					
4025000100 - Assessments	\$289,078.16	\$29,155.14	\$7,194.86	\$0.00	\$325,428.16
<u>Total HOA REVENUE</u>	<u>\$289,078.16</u>	<u>\$29,155.14</u>	<u>\$7,194.86</u>	<u>\$0.00</u>	<u>\$325,428.16</u>
 <u>OTHER INCOME</u>					
4110000050 - Recovery of Bad Debt	\$0.00	\$0.00	\$0.00	\$425.00	\$425.00
4110000057 - Design Review Fees	\$500.00	\$0.00	\$3,500.00	\$0.00	\$4,000.00
4110000150 - Late Charges	\$303.67	\$2,086.38	\$1,401.09	(\$89.35)	\$3,701.79
4110000170 - Legal	\$0.00	\$0.00	\$0.00	(\$425.00)	(\$425.00)
<u>Total OTHER INCOME</u>	<u>\$803.67</u>	<u>\$2,086.38</u>	<u>\$4,901.09</u>	<u>(\$89.35)</u>	<u>\$7,701.79</u>
 <i>Total Income</i>	 \$289,881.83	 \$31,241.52	 \$12,095.95	 (\$89.35)	 \$333,129.95
 Expense					
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<u>PAYROLL EXPENSE</u>					
5001000135 - Gate Personnel	\$14,241.21	\$21,150.03	\$20,224.93	\$17,996.65	\$73,612.82
<u>Total PAYROLL EXPENSE</u>	<u>\$14,241.21</u>	<u>\$21,150.03</u>	<u>\$20,224.93</u>	<u>\$17,996.65</u>	<u>\$73,612.82</u>
 <u>GENERAL & ADMINISTRATIVE</u>					
6010000150 - Legal & Accounting Fees	\$1,870.50	\$678.34	\$0.00	\$0.00	\$2,548.84
6010000170 - Management Fees	\$3,450.00	\$3,450.00	\$3,450.00	\$3,450.00	\$13,800.00
6010000220 - Office Expense	\$210.24	\$414.21	\$252.45	\$1,086.46	\$1,963.36
6010000230 - Copies/Printing/Postage	\$245.25	\$120.13	\$11.69	\$44.85	\$421.92
6010000280 - Architectural Fees	\$1,500.00	\$0.00	\$0.00	\$3,750.00	\$5,250.00
<u>Total GENERAL & ADMINISTRATIVE</u>	<u>\$7,275.99</u>	<u>\$4,662.68</u>	<u>\$3,714.14</u>	<u>\$8,331.31</u>	<u>\$23,984.12</u>
 <u>UTILITIES</u>					
6040000100 - Electric	\$490.53	\$418.02	\$375.16	\$369.73	\$1,653.44
6040000500 - Water	\$1,620.77	\$1,479.57	\$1,180.47	\$1,103.02	\$5,383.83
6040000600 - Wifi/Internet/Phone	\$261.34	\$749.15	\$1,381.21	\$257.65	\$2,649.35
<u>Total UTILITIES</u>	<u>\$2,372.64</u>	<u>\$2,646.74</u>	<u>\$2,936.84</u>	<u>\$1,730.40</u>	<u>\$9,686.62</u>
 <u>TAXES & INSURANCE</u>					
6050000200 - Insurance/Fire Protection	(\$358.42)	\$272.58	\$1,267.05	\$1,582.90	\$2,764.11
<u>Total TAXES & INSURANCE</u>	<u>(\$358.42)</u>	<u>\$272.58</u>	<u>\$1,267.05</u>	<u>\$1,582.90</u>	<u>\$2,764.11</u>
 <u>REPAIRS & MAINTENANCE</u>					
6070000030 - Building Maintenance	\$3,368.05	\$346.33	\$160.00	\$160.00	\$4,034.38

6070000070 - Gatehouse Supplies/Equipment	\$0.00	\$0.00	\$0.00	\$116.61	\$116.61
6070000160 - Equipment/Gate Repairs	\$0.00	\$120.00	\$180.00	\$66.00	\$366.00
6070000190 - Fountain Maintenance	\$248.61	\$130.00	\$116.61	\$65.00	\$560.22
6070000230 - Landscaping-Contract-Plants	\$2,640.00	\$3,480.00	\$2,640.00	\$3,485.21	\$12,245.21
6070000236 - Tree Trimming	\$4,645.00	\$2,470.00	\$7,485.00	\$0.00	\$14,600.00
6070000240 - Lighting Supplies & Repairs	\$0.00	\$385.35	\$0.00	\$0.00	\$385.35
6070000300 - Pest Control	\$39.00	\$39.00	\$1,053.00	\$0.00	\$1,131.00
6070000310 - Plumbing	\$0.00	\$201.10	\$0.00	\$0.00	\$201.10
6070000360 - Trash Collection Fees	\$4,900.00	\$4,900.00	\$4,900.00	\$9,800.00	\$24,500.00
Total REPAIRS & MAINTENANCE	\$15,840.66	\$12,071.78	\$16,534.61	\$13,692.82	\$58,139.87
PROTECTIVE SERVICES					
6090000100 - Alarm Service	\$2,182.70	\$2,314.70	\$2,182.70	\$2,182.70	\$8,862.80
6090000400 - Security Patrol	\$3,070.00	\$3,105.00	\$2,790.00	\$3,105.00	\$12,070.00
Total PROTECTIVE SERVICES	\$5,252.70	\$5,419.70	\$4,972.70	\$5,287.70	\$20,932.80
<i>Total Expense</i>	<i>\$44,624.78</i>	<i>\$46,223.51</i>	<i>\$49,650.27</i>	<i>\$48,621.78</i>	<i>\$189,120.34</i>
Operating Net Income	\$245,257.05	(\$14,981.99)	(\$37,554.32)	(\$48,711.13)	\$144,009.61
Reserve Income					
RESERVE INCOME					
7000000400 - Reserve Interest Income	\$1,077.97	\$972.68	\$5,070.51	\$1,027.64	\$8,148.80
7000000600 - State Income Tax	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00
Total RESERVE INCOME	\$1,077.97	\$972.68	\$5,070.51	\$1,077.64	\$8,198.80
<i>Total Reserve Income</i>	<i>\$1,077.97</i>	<i>\$972.68</i>	<i>\$5,070.51</i>	<i>\$1,077.64</i>	<i>\$8,198.80</i>
Reserve Expense					
RESERVE EXPENDITURES					
7010000040 - Common Area Improvements - R	\$0.00	\$0.00	\$1,430.00	\$0.00	\$1,430.00
7010000070 - Island Improvements - R	\$4,781.08	\$0.00	\$7,710.00	\$13,250.53	\$25,741.61
7010000277 - Roads- R	\$0.00	\$3,947.37	\$0.00	\$0.00	\$3,947.37
Total RESERVE EXPENDITURES	\$4,781.08	\$3,947.37	\$9,140.00	\$13,250.53	\$31,118.98
<i>Total Reserve Expense</i>	<i>\$4,781.08</i>	<i>\$3,947.37</i>	<i>\$9,140.00</i>	<i>\$13,250.53</i>	<i>\$31,118.98</i>
Reserve Net Income	(\$3,703.11)	(\$2,974.69)	(\$4,069.49)	(\$12,172.89)	(\$22,920.18)
Net Income	\$241,553.94	(\$17,956.68)	(\$41,623.81)	(\$60,884.02)	\$121,089.43