

# Financial Reporting Package

Cobblestone HOA

2/1/2024 - 2/29/2024

**Cobblestone Homeowners Association Inc**  
**Balance Sheet**  
**2/29/2024**

**Assets**

Cash

1001002000 - Pacific Premier Bank	\$111,193.54
1001002001 - PPB - Construction Deposit	\$17,500.00
1003002000 - Pacific Premier Bank - Reserve	\$4,056.77
1003009200 - Fidelity Investments - Reserve	\$872,547.58

Cash Total

\$1,005,297.89

Homeowner Receivables

1021000001 - Homeowner Receivables	\$37,029.81
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Homeowner Receivables Total

\$37,029.81

Prepaid Expenses

1042000001 - Prepaid Insurance	\$1,704.16
1045000001 - Prepaid Legal/Retainer	\$987.50

Prepaid Expenses Total

\$2,691.66

*Assets Total*

\$1,045,019.36

**Liabilities and Equity**

Accounts Payable

2011000002 - Accrued Expense	\$4,900.00
2011000004 - Accrued Income Tax	\$4,259.00

Accounts Payable Total

\$9,159.00

Properties Payable

2012000001 - 2023 Insurance Claim #03-58-M866M	(\$2,650.00)
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Properties Payable Total

(\$2,650.00)

Prepaid Dues/Deferred Revenue

2015000001 - Prepaid Dues	\$21,960.00
2015000006 - Deferred Revenue	\$236,410.00

Prepaid Dues/Deferred Revenue Total

\$258,370.00

Security Deposits

2016000001 - Refundable Security Deposits	\$17,500.00
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Security Deposits Total

\$17,500.00

Retained Earnings

\$734,487.91

Net Income

\$28,152.45

*Liabilities & Equity Total*

\$1,045,019.36

**Cobblestone Homeowners Association Inc**  
**Budget Comparison Report**  
**2/1/2024 - 2/29/2024**

	2/1/2024 - 2/29/2024			1/1/2024 - 2/29/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>HOA REVENUE</u>							
4025000100 - Assessments	\$46,800.00	\$46,800.00	\$0.00	\$93,600.00	\$93,600.00	\$0.00	\$561,600.00
<u>Total HOA REVENUE</u>	\$46,800.00	\$46,800.00	\$0.00	\$93,600.00	\$93,600.00	\$0.00	\$561,600.00
<u>OTHER INCOME</u>							
4110000057 - Design Review Fees	\$0.00	\$1,083.33	(\$1,083.33)	\$0.00	\$2,166.66	(\$2,166.66)	\$13,000.00
4110000150 - Late Charges	\$222.53	\$416.67	(\$194.14)	\$664.03	\$833.34	(\$169.31)	\$5,000.00
4110000240 - Other	\$14,750.00	\$0.00	\$14,750.00	\$14,750.00	\$0.00	\$14,750.00	\$0.00
4110000280 - Trash Collection Fees	\$4,921.00	\$4,921.00	\$0.00	\$9,842.00	\$9,842.00	\$0.00	\$59,052.00
<u>Total OTHER INCOME</u>	\$19,893.53	\$6,421.00	\$13,472.53	\$25,256.03	\$12,842.00	\$12,414.03	\$77,052.00
<b>Total Income</b>	\$66,693.53	\$53,221.00	\$13,472.53	\$118,856.03	\$106,442.00	\$12,414.03	\$638,652.00
<b>Expense</b>							
<u>PAYROLL EXPENSE</u>							
5001000135 - Gate Personnel	\$12,995.19	\$15,916.67	\$2,921.48	\$32,960.70	\$31,833.34	(\$1,127.36)	\$191,000.00
<u>Total PAYROLL EXPENSE</u>	\$12,995.19	\$15,916.67	\$2,921.48	\$32,960.70	\$31,833.34	(\$1,127.36)	\$191,000.00
<u>GENERAL &amp; ADMINISTRATIVE</u>							
6010000060 - Bad Debt Expense	\$0.00	\$416.67	\$416.67	\$0.00	\$833.34	\$833.34	\$5,000.00
6010000150 - Legal & Accounting Fees	\$0.00	\$500.00	\$500.00	\$310.50	\$1,000.00	\$689.50	\$6,000.00
6010000170 - Management Fees	\$3,450.00	\$3,500.00	\$50.00	\$6,900.00	\$7,000.00	\$100.00	\$42,000.00
6010000190 - Annual Meeting	\$0.00	\$416.67	\$416.67	\$0.00	\$833.34	\$833.34	\$5,000.00
6010000220 - Office Expense	(\$214.90)	\$500.00	\$714.90	\$605.91	\$1,000.00	\$394.09	\$6,000.00
6010000280 - Architectural Fees	\$0.00	\$1,083.33	\$1,083.33	\$0.00	\$2,166.66	\$2,166.66	\$13,000.00
<u>Total GENERAL &amp; ADMINISTRATIVE</u>	\$3,235.10	\$6,416.67	\$3,181.57	\$7,816.41	\$12,833.34	\$5,016.93	\$77,000.00
<u>UTILITIES</u>							
6040000100 - Electric	\$314.67	\$416.67	\$102.00	\$807.66	\$833.34	\$25.68	\$5,000.00
6040000500 - Water	\$627.59	\$741.67	\$114.08	\$1,483.61	\$1,483.34	(\$0.27)	\$8,900.00
6040000600 - Wifi/Internet/Phone	\$4.49	\$141.67	\$137.18	\$157.47	\$283.34	\$125.87	\$1,700.00
<u>Total UTILITIES</u>	\$946.75	\$1,300.01	\$353.26	\$2,448.74	\$2,600.02	\$151.28	\$15,600.00
<u>TAXES &amp; INSURANCE</u>							
6050000200 - Insurance/Fire Protection	\$212.92	\$375.00	\$162.08	\$425.84	\$750.00	\$324.16	\$4,500.00
6050000600 - Federal Income Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,300.00
<u>Total TAXES &amp; INSURANCE</u>	\$212.92	\$375.00	\$162.08	\$425.84	\$750.00	\$324.16	\$13,800.00
<u>REPAIRS &amp; MAINTENANCE</u>							
6070000030 - Building Maintenance	\$2,105.73	\$1,141.67	(\$964.06)	\$2,868.93	\$2,283.34	(\$585.59)	\$13,700.00
6070000070 - Gatehouse Supplies/Equipment	\$0.00	\$83.33	\$83.33	\$0.00	\$166.66	\$166.66	\$1,000.00
6070000190 - Fountain Maintenance	\$1,188.92	\$208.33	(\$980.59)	\$1,734.76	\$416.66	(\$1,318.10)	\$2,500.00
6070000220 - Janitorial	\$200.00	\$0.00	(\$200.00)	\$200.00	\$0.00	(\$200.00)	\$0.00
6070000225 - Irrigation R&M	\$0.00	\$75.00	\$75.00	\$0.00	\$150.00	\$150.00	\$900.00
6070000230 - Landscaping-Contract	\$2,640.00	\$2,813.33	\$173.33	\$5,280.00	\$5,626.66	\$346.66	\$33,760.00
6070000236 - Landscaping -Trees	\$0.00	\$275.00	\$275.00	\$0.00	\$550.00	\$550.00	\$3,300.00
6070000240 - Lighting Supplies & Repairs	\$500.00	\$83.33	(\$416.67)	\$500.00	\$166.66	(\$333.34)	\$1,000.00

**Cobblestone Homeowners Association Inc**  
**Budget Comparison Report**  
**2/1/2024 - 2/29/2024**

	2/1/2024 - 2/29/2024			1/1/2024 - 2/29/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
6070000270 - Paint - Mailbox Monuments	\$14,750.00	\$0.00	(\$14,750.00)	\$14,750.00	\$0.00	(\$14,750.00)	\$0.00
6070000290 - Road Repair	\$0.00	\$208.33	\$208.33	\$0.00	\$416.66	\$416.66	\$2,500.00
6070000300 - Pest Control	\$36.00	\$345.83	\$309.83	\$108.00	\$691.66	\$583.66	\$4,150.00
6070000360 - Trash Collection Fees	\$4,500.00	\$4,921.00	\$421.00	\$9,000.00	\$9,842.00	\$842.00	\$59,052.00
<u>Total REPAIRS &amp; MAINTENANCE</u>	\$25,920.65	\$10,155.15	(\$15,765.50)	\$34,441.69	\$20,310.30	(\$14,131.39)	\$121,862.00
<u>PROTECTIVE SERVICES</u>							
6090000100 - Alarm Service	\$2,308.70	\$1,916.67	(\$392.03)	\$4,491.40	\$3,833.34	(\$658.06)	\$23,000.00
6090000400 - Security Patrol	\$3,035.00	\$2,750.00	(\$285.00)	\$6,227.50	\$5,500.00	(\$727.50)	\$33,000.00
<u>Total PROTECTIVE SERVICES</u>	\$5,343.70	\$4,666.67	(\$677.03)	\$10,718.90	\$9,333.34	(\$1,385.56)	\$56,000.00
<b>Total Expense</b>	\$48,654.31	\$38,830.17	(\$9,824.14)	\$88,812.28	\$77,660.34	(\$11,151.94)	\$475,262.00
Operating Net Income	\$18,039.22	\$14,390.83	\$3,648.39	\$30,043.75	\$28,781.66	\$1,262.09	\$163,390.00
<b>Reserve Income</b>							
<u>RESERVE INCOME</u>							
7000000400 - Reserve Interest Income	\$2,971.17	\$2,916.67	\$54.50	\$6,708.70	\$5,833.34	\$875.36	\$35,000.00
<u>Total RESERVE INCOME</u>	\$2,971.17	\$2,916.67	\$54.50	\$6,708.70	\$5,833.34	\$875.36	\$35,000.00
<b>Total Reserve Income</b>	\$2,971.17	\$2,916.67	\$54.50	\$6,708.70	\$5,833.34	\$875.36	\$35,000.00
<b>Reserve Expense</b>							
<u>RESERVE EXPENDITURES</u>							
7010000070 - Island Improvements - R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,000.00
7010000130 - Gates & Operator - R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00
7010000190 - Painting - R	\$250.00	\$0.00	(\$250.00)	\$8,600.00	\$0.00	(\$8,600.00)	\$0.00
7010000277 - Roads- R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$85,000.00
7010000310 - Sidewalks/Concrete - R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,600.00
7010000320 - Concrete Curbs & Gutters - R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17,100.00
<u>Total RESERVE EXPENDITURES</u>	\$250.00	\$0.00	(\$250.00)	\$8,600.00	\$0.00	(\$8,600.00)	\$137,700.00
<b>Total Reserve Expense</b>	\$250.00	\$0.00	(\$250.00)	\$8,600.00	\$0.00	(\$8,600.00)	\$137,700.00
Reserve Net Income	\$2,721.17	\$2,916.67	(\$195.50)	(\$1,891.30)	\$5,833.34	(\$7,724.64)	(\$102,700.00)
Net Income	\$20,760.39	\$17,307.50	\$3,452.89	\$28,152.45	\$34,615.00	(\$6,462.55)	\$60,690.00

**Cobblestone Homeowners Association Inc**  
**Income Statement**  
**1/1/2024 - 2/29/2024**

	Jan 2024	Feb 2024	YTD
<b>Income</b>			
<u>HOA REVENUE</u>			
4025000100 - Assessments	\$46,800.00	\$46,800.00	\$93,600.00
<u>Total HOA REVENUE</u>	\$46,800.00	\$46,800.00	\$93,600.00
 <u>OTHER INCOME</u>			
4110000150 - Late Charges	\$441.50	\$222.53	\$664.03
4110000240 - Other	\$0.00	\$14,750.00	\$14,750.00
4110000280 - Trash Collection Fees	\$4,921.00	\$4,921.00	\$9,842.00
<u>Total OTHER INCOME</u>	\$5,362.50	\$19,893.53	\$25,256.03
 <i>Total Income</i>	\$52,162.50	\$66,693.53	\$118,856.03
 <b>Expense</b>			
<u>PAYROLL EXPENSE</u>			
5001000135 - Gate Personnel	\$19,965.51	\$12,995.19	\$32,960.70
<u>Total PAYROLL EXPENSE</u>	\$19,965.51	\$12,995.19	\$32,960.70
 <u>GENERAL &amp; ADMINISTRATIVE</u>			
6010000110 - Dues & Subscriptions	\$0.00	\$0.00	\$0.00
6010000150 - Legal & Accounting Fees	\$310.50	\$0.00	\$310.50
6010000170 - Management Fees	\$3,450.00	\$3,450.00	\$6,900.00
6010000220 - Office Expense	\$820.81	(\$214.90)	\$605.91
6010000230 - Copies/Printing	\$0.00	\$0.00	\$0.00
6010000270 - Postage	\$0.00	\$0.00	\$0.00
<u>Total GENERAL &amp; ADMINISTRATIVE</u>	\$4,581.31	\$3,235.10	\$7,816.41
 <u>UTILITIES</u>			
6040000100 - Electric	\$492.99	\$314.67	\$807.66
6040000500 - Water	\$856.02	\$627.59	\$1,483.61
6040000600 - Wifi/Internet/Phone	\$152.98	\$4.49	\$157.47
<u>Total UTILITIES</u>	\$1,501.99	\$946.75	\$2,448.74
 <u>TAXES &amp; INSURANCE</u>			
6050000200 - Insurance/Fire Protection	\$212.92	\$212.92	\$425.84
<u>Total TAXES &amp; INSURANCE</u>	\$212.92	\$212.92	\$425.84
 <u>REPAIRS &amp; MAINTENANCE</u>			

**Cobblestone Homeowners Association Inc**  
**Income Statement**  
**1/1/2024 - 2/29/2024**

	Jan 2024	Feb 2024	YTD
6070000030 - Building Maintenance	\$763.20	\$2,105.73	\$2,868.93
6070000090 - Common Area Maintenance	\$0.00	\$0.00	\$0.00
6070000120 - Electrical	\$0.00	\$0.00	\$0.00
6070000190 - Fountain Maintenance	\$545.84	\$1,188.92	\$1,734.76
6070000220 - Janitorial	\$0.00	\$200.00	\$200.00
6070000230 - Landscaping-Contract	\$2,640.00	\$2,640.00	\$5,280.00
6070000240 - Lighting Supplies & Repairs	\$0.00	\$500.00	\$500.00
6070000270 - Paint - Mailbox Monuments	\$0.00	\$14,750.00	\$14,750.00
6070000300 - Pest Control	\$72.00	\$36.00	\$108.00
6070000360 - Trash Collection Fees	\$4,500.00	\$4,500.00	\$9,000.00
<u>Total REPAIRS &amp; MAINTENANCE</u>	\$8,521.04	\$25,920.65	\$34,441.69
 <u>PROTECTIVE SERVICES</u>			
6090000100 - Alarm Service	\$2,182.70	\$2,308.70	\$4,491.40
6090000400 - Security Patrol	\$3,192.50	\$3,035.00	\$6,227.50
<u>Total PROTECTIVE SERVICES</u>	\$5,375.20	\$5,343.70	\$10,718.90
 <i>Total Expense</i>	\$40,157.97	\$48,654.31	\$88,812.28
 Operating Net Income	\$12,004.53	\$18,039.22	\$30,043.75
 <b>Reserve Income</b>			
<u>RESERVE INCOME</u>			
7000000400 - Reserve Interest Income	\$3,737.53	\$2,971.17	\$6,708.70
<u>Total RESERVE INCOME</u>	\$3,737.53	\$2,971.17	\$6,708.70
 <i>Total Reserve Income</i>	\$3,737.53	\$2,971.17	\$6,708.70
 <b>Reserve Expense</b>			
<u>RESERVE EXPENDITURES</u>			
7010000040 - Common Area Improvements - R	\$0.00	\$0.00	\$0.00
7010000190 - Painting - R	\$8,350.00	\$250.00	\$8,600.00
<u>Total RESERVE EXPENDITURES</u>	\$8,350.00	\$250.00	\$8,600.00
 <i>Total Reserve Expense</i>	\$8,350.00	\$250.00	\$8,600.00
 Reserve Net Income	(\$4,612.47)	\$2,721.17	(\$1,891.30)
 Net Income	\$7,392.06	\$20,760.39	\$28,152.45