

Financial Reporting Package

Cobblestone HOA

5/1/2025 - 5/31/2025

Cobblestone Homeowners Association Inc
Balance Sheet
5/31/2025

AssetsCash

1001002000 - Operating - PPB #0958	\$91,905.03
1001002001 - PPB - Construction Deposit	\$57,000.00
1003002000 - Reserve - PPB #0718	\$887.61
1003009500 - Reserve - Fidelity Investments #5279	\$308,677.70

Cash Total\$458,470.34Homeowner Receivables

1021000001 - Homeowner Receivables	\$4,323.27
1021000005 - Allow For B/D	(\$2,000.00)

Homeowner Receivables Total\$2,323.27Prepaid Expenses

1043000001 - Prepaid Other -1	\$4,900.00
1043000002 - Prepaid Other - Legal/Retainer	\$200.00

Prepaid Expenses Total\$5,100.00*Assets Total*

\$465,893.61

Liabilities and EquityAccounts Payable

2011000002 - Accrued Expense	\$6,200.00
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Accounts Payable Total\$6,200.00Prepaid Dues/Deferred Revenue

2015000001 - Prepaid Dues	\$26,918.50
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Prepaid Dues/Deferred Revenue Total\$26,918.50Security Deposits

2016000001 - Refundable Security Deposits	\$57,000.00
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Security Deposits Total\$57,000.00Retained Earnings

\$315,245.35

Net Income

\$60,529.76

Liabilities & Equity Total

\$465,893.61

Cobblestone Homeowners Association Inc
Income Statement
1/1/2025 - 5/31/2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	YTD
Income						
<u>HOA REVENUE</u>						
4025000100 - Owner Assessments	\$289,078.16	\$29,155.14	\$7,194.86	\$2,520.53	\$0.86	\$327,949.55
<u>Total HOA REVENUE</u>	\$289,078.16	\$29,155.14	\$7,194.86	\$2,520.53	\$0.86	\$327,949.55
<u>OTHER INCOME</u>						
4110000050 - Recovery of Bad Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4110000055 - Default Notice - Postage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4110000057 - Plan Review Fees	\$500.00	\$0.00	\$3,500.00	\$0.00	\$0.00	\$4,000.00
4110000120 - Insurance Proceeds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4110000150 - Late Fees & Interest	\$303.67	\$2,086.38	\$1,401.09	(\$89.35)	\$0.00	\$3,701.79
4110000170 - Legal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Total OTHER INCOME</u>	\$803.67	\$2,086.38	\$4,901.09	(\$89.35)	\$0.00	\$7,701.79
<i>Total Income</i>	\$289,881.83	\$31,241.52	\$12,095.95	\$2,431.18	\$0.86	\$335,651.34
Expense						
<u>PAYROLL EXPENSE</u>						
5001000135 - Gate Personnel	\$14,241.21	\$21,150.03	\$20,224.93	\$17,996.65	\$15,303.54	\$88,916.36
<u>Total PAYROLL EXPENSE</u>	\$14,241.21	\$21,150.03	\$20,224.93	\$17,996.65	\$15,303.54	\$88,916.36
<u>GENERAL & ADMINISTRATIVE</u>						
6010000110 - Dues & Subscriptions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6010000150 - Legal & Accounting Fees	\$1,870.50	\$678.34	\$0.00	\$0.00	\$0.00	\$2,548.84
6010000170 - Management Fees	\$3,450.00	\$3,450.00	\$3,450.00	\$3,450.00	\$22,500.00	\$36,300.00
6010000220 - Office Expense	\$210.24	\$414.21	\$252.45	\$304.45	\$111.52	\$1,292.87
6010000230 - Copies/Printing/Postage	\$245.25	\$120.13	\$11.69	\$44.85	\$25.96	\$447.88
6010000270 - Postage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6010000280 - Architectural Fees	\$1,500.00	\$0.00	\$0.00	\$3,750.00	\$0.00	\$5,250.00
<u>Total GENERAL & ADMINISTRATIVE</u>	\$7,275.99	\$4,662.68	\$3,714.14	\$7,549.30	\$22,637.48	\$45,839.59
<u>UTILITIES</u>						
6040000100 - Electric	\$490.53	\$418.02	\$375.16	\$369.73	\$395.86	\$2,049.30
6040000500 - Water	\$1,620.77	\$1,479.57	\$1,180.47	\$1,103.02	\$1,113.93	\$6,497.76
6040000550 - Water - Irrigation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6040000600 - Wifi/Internet/Phone	\$261.34	\$749.15	\$1,381.21	\$257.65	(\$502.63)	\$2,146.72
<u>Total UTILITIES</u>	\$2,372.64	\$2,646.74	\$2,936.84	\$1,730.40	\$1,007.16	\$10,693.78

Cobblestone Homeowners Association Inc
Income Statement
1/1/2025 - 5/31/2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	YTD
<u>TAXES & INSURANCE</u>						
6050000200 - Insurance/Fire Protection	(\$358.42)	\$272.58	\$1,267.05	\$1,582.90	\$0.00	\$2,764.11
<u>Total TAXES & INSURANCE</u>	(\$358.42)	\$272.58	\$1,267.05	\$1,582.90	\$0.00	\$2,764.11
<u>REPAIRS & MAINTENANCE</u>						
6070000030 - Building Maintenance	\$160.00	\$547.43	\$160.00	\$941.28	\$793.96	\$2,602.67
6070000070 - Gatehouse Supplies/Equipment	\$0.00	\$0.00	\$0.00	\$116.61	\$4,250.00	\$4,366.61
6070000090 - Common Area Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6070000120 - Electrical	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6070000160 - Equipment/Gate Repairs	\$0.00	\$120.00	\$180.00	\$66.00	\$0.00	\$366.00
6070000170 - Fences/Walls/Monuments Maintenance	\$2,280.00	\$0.00	\$0.00	\$0.00	\$580.00	\$2,860.00
6070000190 - Fountain Maintenance	\$248.61	\$130.00	\$116.61	\$65.00	\$130.00	\$690.22
6070000220 - Janitorial	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6070000225 - Irrigation R&M	\$0.00	\$0.00	\$0.00	\$3,835.00	\$796.66	\$4,631.66
6070000230 - Landscaping-Contract-Plants	\$2,640.00	\$3,480.00	\$2,640.00	\$6,308.97	\$2,453.92	\$17,522.89
6070000235 - Landscaping-Extras & Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6070000236 - Tree Trimming	\$4,645.00	\$2,470.00	\$7,485.00	\$0.00	\$0.00	\$14,600.00
6070000240 - Lighting Supplies & Repairs	\$0.00	\$385.35	\$0.00	\$0.00	\$89.89	\$475.24
6070000250 - Light Decorations	\$763.05	\$0.00	\$0.00	\$0.00	\$0.00	\$763.05
6070000290 - Road Repair	\$165.00	\$0.00	\$0.00	\$0.00	\$0.00	\$165.00
6070000300 - Pest Control	\$39.00	\$39.00	\$1,053.00	\$0.00	\$78.00	\$1,209.00
6070000310 - Plumbing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6070000360 - Trash Collection Fees	\$4,900.00	\$4,900.00	\$4,900.00	\$4,900.00	\$4,900.00	\$24,500.00
<u>Total REPAIRS & MAINTENANCE</u>	\$15,840.66	\$12,071.78	\$16,534.61	\$16,232.86	\$14,072.43	\$74,752.34
<u>PROTECTIVE SERVICES</u>						
6090000100 - Alarm Service	\$2,182.70	\$2,314.70	\$2,182.70	\$2,182.70	\$2,314.70	\$11,177.50
6090000200 - Fire Protection	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6090000400 - Security Patrol	\$3,070.00	\$3,105.00	\$2,790.00	\$3,105.00	\$2,930.00	\$15,000.00
<u>Total PROTECTIVE SERVICES</u>	\$5,252.70	\$5,419.70	\$4,972.70	\$5,287.70	\$5,244.70	\$26,177.50
<i>Total Expense</i>	\$44,624.78	\$46,223.51	\$49,650.27	\$50,379.81	\$58,265.31	\$249,143.68

Cobblestone Homeowners Association Inc
Income Statement
1/1/2025 - 5/31/2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	YTD
Operating Net Income	\$245,257.05	(\$14,981.99)	(\$37,554.32)	(\$47,948.63)	(\$58,264.45)	\$86,507.66
Reserve Income						
<u>RESERVE INCOME</u>						
7000000400 - Reserve Interest & Dividend Income	\$1,077.97	\$972.68	\$5,070.51	(\$2,983.27)	\$1,056.88	\$5,194.77
7000000401 - Unrealized Reserve Interest & Dividend Income	\$0.00	\$0.00	\$0.00	\$4,010.18	\$0.00	\$4,010.18
7000000500 - Federal Taxes on Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7000000600 - State Income Tax	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$50.00
<u>Total RESERVE INCOME</u>	\$1,077.97	\$972.68	\$5,070.51	\$1,076.91	\$1,056.88	\$9,254.95
<i>Total Reserve Income</i>	\$1,077.97	\$972.68	\$5,070.51	\$1,076.91	\$1,056.88	\$9,254.95
Reserve Expense						
<u>RESERVE EXPENDITURES</u>						
7010000040 - Common Area Improvements - R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7010000070 - Island Improvements - R	\$4,781.08	\$0.00	\$7,710.00	\$12,583.32	\$0.00	\$25,074.40
7010000105 - Gatehouse & Office Equipment - R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7010000165 - Monument Lanterns - R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7010000170 - Lighting - R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7010000190 - Fence, Walls and Monuments or Painting - R	\$0.00	\$0.00	\$0.00	\$4,781.08	\$0.00	\$4,781.08
7010000275 - Reserves Study - R	\$0.00	\$0.00	\$1,430.00	\$0.00	\$0.00	\$1,430.00
7010000277 - Roads Poly Chip- R	\$0.00	\$3,947.37	\$0.00	\$0.00	\$0.00	\$3,947.37
<u>Total RESERVE EXPENDITURES</u>	\$4,781.08	\$3,947.37	\$9,140.00	\$17,364.40	\$0.00	\$35,232.85
<i>Total Reserve Expense</i>	\$4,781.08	\$3,947.37	\$9,140.00	\$17,364.40	\$0.00	\$35,232.85
Reserve Net Income	(\$3,703.11)	(\$2,974.69)	(\$4,069.49)	(\$16,287.49)	\$1,056.88	(\$25,977.90)
Net Income	\$241,553.94	(\$17,956.68)	(\$41,623.81)	(\$64,236.12)	(\$57,207.57)	\$60,529.76

	Mar-25		Apr-25		May-25	
	Actual	Budget	Actual	Budget	Actual	Budget
6070000300 - Pest Control	1,053	208	-	208	78	208
6070000360 - Trash Collection Fees	4,900	4,900	4,900	4,900	4,900	4,900
PROTECTIVE SERVICES						
6090000100 - Alarm Service	2,183	2,250	2,183	2,250	2,315	2,250
6090000400 - Security Patrol	2,790	3,042	3,105	3,042	2,930	3,042
Total Expense	49,650	53,725	50,380	46,425	58,265	44,925
Operating Net Income	(37,554)	(52,558)	(47,949)	(45,258)	(58,264)	(43,758)
RESERVE INCOME						
7000000400 - Reserve Interest & Dividend Income	5,071	-	(2,983)	833	1,057	833
7000000401 - Unrealized Reserve Interest & Dividend			4,010	-	-	-
7000000600 - State Income Tax			50	-	-	-
Total Reserve Income	5,071	-	1,077	833	1,057	833
RESERVE EXPENDITURES						
7010000070 - Island Improvements - R	-	-	-	-	-	-
7010000165 - Monument Lanterns - R	7,710	5,000	12,583	10,000	-	-
7010000190 - Fence, Walls and Monuments or Painting - R	-	-	-	-	-	-
7010000275 - Reserves Study - R	-	-	4,781	-	-	-
7010000277 - Roads Poly Chip- R	1,430	-	-	-	-	-
7010000310 - Sidewalks/Concrete - R	-	-	-	-	-	-
Total Reserve Expense	9,140	5,000	17,364	10,000	-	-
Reserve Net Income	(4,069)	(5,000)	(16,287)	(9,167)	1,057	833
Net Income	\$ (41,624)	\$ (57,558)	\$ (64,236)	\$ (54,425)	\$ (57,208)	\$ (42,925)
					\$	\$
					60,530	74,775