

Financial Reporting Package

Cobblestone HOA

1/1/2024 - 1/31/2024

**Cobblestone Homeowners Association Inc**  
**Balance Sheet**  
**1/31/2024**

**Assets**

Cash

1001002000 - Pacific Premier Bank	\$276,331.98
1001002001 - PPB - Construction Deposit	\$17,500.00
1003002000 - Pacific Premier Bank - Reserve	\$4,055.97
1003009200 - Fidelity Investments - Reserve	\$719,577.21

Cash Total

\$1,017,465.16

Homeowner Receivables

1021000001 - Homeowner Receivables	\$38,468.72
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Homeowner Receivables Total

\$38,468.72

Prepaid Expenses

1042000001 - Prepaid Insurance	\$1,917.08
1043000001 - Prepaid Other	\$14,750.00
1045000001 - Prepaid Legal/Retainer	\$987.50

Prepaid Expenses Total

\$17,654.58

*Assets Total*

\$1,073,588.46

**Liabilities and Equity**

Accounts Payable

2011000001 - Accounts Payable	\$6,402.40
2011000002 - Accrued Expense	\$1,130.81

Accounts Payable Total

\$7,533.21

Properties Payable

2012000001 - 2023 Insurance Claim #03-58-M866M	(\$9,424.72)
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Properties Payable Total

(\$9,424.72)

Prepaid Dues/Deferred Revenue

2015000001 - Prepaid Dues	\$23,710.00
2015000006 - Deferred Revenue	\$288,131.00

Prepaid Dues/Deferred Revenue Total

\$311,841.00

Security Deposits

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

\$17,500.00

Retained Earnings

\$738,746.91

Net Income

\$7,392.06

*Liabilities & Equity Total*

\$1,073,588.46

**Cobblestone Homeowners Association Inc**  
**Budget Comparison Report**  
**1/1/2024 - 1/31/2024**

	1/1/2024 - 1/31/2024			1/1/2024 - 1/31/2024			
	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	\$46,800.00	\$46,800.00	\$0.00	\$561,600.00
<u>Total HOA REVENUE</u>	\$46,800.00	\$46,800.00	\$0.00	\$46,800.00	\$46,800.00	\$0.00	\$561,600.00
<u>OTHER INCOME</u>							
4110000057 - Design Review Fees	\$0.00	\$1,083.33	(\$1,083.33)	\$0.00	\$1,083.33	(\$1,083.33)	\$13,000.00
4110000150 - Late Charges	\$441.50	\$416.67	\$24.83	\$441.50	\$416.67	\$24.83	\$5,000.00
4110000280 - Trash Collection Fees	\$4,921.00	\$4,921.00	\$0.00	\$4,921.00	\$4,921.00	\$0.00	\$59,052.00
<u>Total OTHER INCOME</u>	\$5,362.50	\$6,421.00	(\$1,058.50)	\$5,362.50	\$6,421.00	(\$1,058.50)	\$77,052.00
<b>Total Income</b>	\$52,162.50	\$53,221.00	(\$1,058.50)	\$52,162.50	\$53,221.00	(\$1,058.50)	\$638,652.00
<b>Expense</b>							
<u>PAYROLL EXPENSE</u>							
5001000135 - Gate Personnel	\$19,965.51	\$15,916.67	(\$4,048.84)	\$19,965.51	\$15,916.67	(\$4,048.84)	\$191,000.00
<u>Total PAYROLL EXPENSE</u>	\$19,965.51	\$15,916.67	(\$4,048.84)	\$19,965.51	\$15,916.67	(\$4,048.84)	\$191,000.00
<u>GENERAL &amp; ADMINISTRATIVE</u>							
6010000060 - Bad Debt Expense	\$0.00	\$416.67	\$416.67	\$0.00	\$416.67	\$416.67	\$5,000.00
6010000150 - Legal & Accounting Fees	\$310.50	\$500.00	\$189.50	\$310.50	\$500.00	\$189.50	\$6,000.00
6010000170 - Management Fees	\$3,450.00	\$3,500.00	\$50.00	\$3,450.00	\$3,500.00	\$50.00	\$42,000.00
6010000190 - Annual Meeting	\$0.00	\$416.67	\$416.67	\$0.00	\$416.67	\$416.67	\$5,000.00
6010000220 - Office Expense	\$820.81	\$500.00	(\$320.81)	\$820.81	\$500.00	(\$320.81)	\$6,000.00
6010000280 - Architectural Fees	\$0.00	\$1,083.33	\$1,083.33	\$0.00	\$1,083.33	\$1,083.33	\$13,000.00
<u>Total GENERAL &amp; ADMINISTRATIVE</u>	\$4,581.31	\$6,416.67	\$1,835.36	\$4,581.31	\$6,416.67	\$1,835.36	\$77,000.00
<u>UTILITIES</u>							
6040000100 - Electric	\$492.99	\$416.67	(\$76.32)	\$492.99	\$416.67	(\$76.32)	\$5,000.00
6040000500 - Water	\$856.02	\$741.67	(\$114.35)	\$856.02	\$741.67	(\$114.35)	\$8,900.00
6040000600 - Wifi/Internet/Phone	\$152.98	\$141.67	(\$11.31)	\$152.98	\$141.67	(\$11.31)	\$1,700.00
<u>Total UTILITIES</u>	\$1,501.99	\$1,300.01	(\$201.98)	\$1,501.99	\$1,300.01	(\$201.98)	\$15,600.00
<u>TAXES &amp; INSURANCE</u>							
6050000200 - Insurance/Fire Protection	\$212.92	\$375.00	\$162.08	\$212.92	\$375.00	\$162.08	\$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	\$212.92	\$375.00	\$162.08	\$13,800.00
<u>REPAIRS &amp; MAINTENANCE</u>							
6070000030 - Building Maintenance	\$763.20	\$1,141.67	\$378.47	\$763.20	\$1,141.67	\$378.47	\$13,700.00
6070000070 - Gatehouse Supplies/Equipment	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
6070000190 - Fountain Maintenance	\$545.84	\$208.33	(\$337.51)	\$545.84	\$208.33	(\$337.51)	\$2,500.00
6070000225 - Irrigation R&M	\$0.00	\$75.00	\$75.00	\$0.00	\$75.00	\$75.00	\$900.00
6070000230 - Landscaping-Contract	\$2,640.00	\$2,813.33	\$173.33	\$2,640.00	\$2,813.33	\$173.33	\$33,760.00
6070000236 - Landscaping -Trees	\$0.00	\$275.00	\$275.00	\$0.00	\$275.00	\$275.00	\$3,300.00
6070000240 - Lighting Supplies & Repairs	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
6070000290 - Road Repair	\$0.00	\$208.33	\$208.33	\$0.00	\$208.33	\$208.33	\$2,500.00
6070000300 - Pest Control	\$72.00	\$345.83	\$273.83	\$72.00	\$345.83	\$273.83	\$4,150.00
6070000360 - Trash Collection Fees	\$4,500.00	\$4,921.00	\$421.00	\$4,500.00	\$4,921.00	\$421.00	\$59,052.00

**Cobblestone Homeowners Association Inc**  
**Budget Comparison Report**  
**1/1/2024 - 1/31/2024**

	1/1/2024 - 1/31/2024			1/1/2024 - 1/31/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>Total REPAIRS &amp; MAINTENANCE</u>	\$8,521.04	\$10,155.15	\$1,634.11	\$8,521.04	\$10,155.15	\$1,634.11	\$121,862.00
<u>PROTECTIVE SERVICES</u>							
6090000100 - Alarm Service	\$2,182.70	\$1,916.67	(\$266.03)	\$2,182.70	\$1,916.67	(\$266.03)	\$23,000.00
6090000400 - Security Patrol	\$3,192.50	\$2,750.00	(\$442.50)	\$3,192.50	\$2,750.00	(\$442.50)	\$33,000.00
<u>Total PROTECTIVE SERVICES</u>	\$5,375.20	\$4,666.67	(\$708.53)	\$5,375.20	\$4,666.67	(\$708.53)	\$56,000.00
<b>Total Expense</b>	\$40,157.97	\$38,830.17	(\$1,327.80)	\$40,157.97	\$38,830.17	(\$1,327.80)	\$475,262.00
Operating Net Income	\$12,004.53	\$14,390.83	(\$2,386.30)	\$12,004.53	\$14,390.83	(\$2,386.30)	\$163,390.00
<b>Reserve Income</b>							
<u>RESERVE INCOME</u>							
7000000400 - Reserve Interest Income	\$3,737.53	\$2,916.67	\$820.86	\$3,737.53	\$2,916.67	\$820.86	\$35,000.00
<u>Total RESERVE INCOME</u>	\$3,737.53	\$2,916.67	\$820.86	\$3,737.53	\$2,916.67	\$820.86	\$35,000.00
<b>Total Reserve Income</b>	\$3,737.53	\$2,916.67	\$820.86	\$3,737.53	\$2,916.67	\$820.86	\$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	\$8,350.00	\$0.00	(\$8,350.00)	\$8,350.00	\$0.00	(\$8,350.00)	\$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>	\$8,350.00	\$0.00	(\$8,350.00)	\$8,350.00	\$0.00	(\$8,350.00)	\$137,700.00
<b>Total Reserve Expense</b>	\$8,350.00	\$0.00	(\$8,350.00)	\$8,350.00	\$0.00	(\$8,350.00)	\$137,700.00
Reserve Net Income	(\$4,612.47)	\$2,916.67	(\$7,529.14)	(\$4,612.47)	\$2,916.67	(\$7,529.14)	(\$102,700.00)
Net Income	\$7,392.06	\$17,307.50	(\$9,915.44)	\$7,392.06	\$17,307.50	(\$9,915.44)	\$60,690.00

**Cobblestone Homeowners Association Inc**  
**Income Statement**  
**1/1/2024 - 1/31/2024**

	Jan 2024	YTD
<b>Income</b>		
<u>HOA REVENUE</u>		
4025000100 - Assessments	\$46,800.00	\$46,800.00
<u>Total HOA REVENUE</u>	\$46,800.00	\$46,800.00
 <u>OTHER INCOME</u>		
4110000150 - Late Charges	\$441.50	\$441.50
4110000240 - Other	\$0.00	\$0.00
4110000280 - Trash Collection Fees	\$4,921.00	\$4,921.00
<u>Total OTHER INCOME</u>	\$5,362.50	\$5,362.50
 <i>Total Income</i>	 \$52,162.50	 \$52,162.50
 <b>Expense</b>		
<u>PAYROLL EXPENSE</u>		
5001000135 - Gate Personnel	\$19,965.51	\$19,965.51
<u>Total PAYROLL EXPENSE</u>	\$19,965.51	\$19,965.51
 <u>GENERAL &amp; ADMINISTRATIVE</u>		
6010000110 - Dues & Subscriptions	\$0.00	\$0.00
6010000150 - Legal & Accounting Fees	\$310.50	\$310.50
6010000170 - Management Fees	\$3,450.00	\$3,450.00
6010000220 - Office Expense	\$820.81	\$820.81
6010000230 - Copies/Printing	\$0.00	\$0.00
6010000270 - Postage	\$0.00	\$0.00
<u>Total GENERAL &amp; ADMINISTRATIVE</u>	\$4,581.31	\$4,581.31
 <u>UTILITIES</u>		
6040000100 - Electric	\$492.99	\$492.99
6040000500 - Water	\$856.02	\$856.02
6040000600 - Wifi/Internet/Phone	\$152.98	\$152.98
<u>Total UTILITIES</u>	\$1,501.99	\$1,501.99
 <u>TAXES &amp; INSURANCE</u>		
6050000200 - Insurance/Fire Protection	\$212.92	\$212.92
<u>Total TAXES &amp; INSURANCE</u>	\$212.92	\$212.92
 <u>REPAIRS &amp; MAINTENANCE</u>		

**Cobblestone Homeowners Association Inc**  
**Income Statement**  
**1/1/2024 - 1/31/2024**

	Jan 2024	YTD
6070000030 - Building Maintenance	\$763.20	\$763.20
6070000190 - Fountain Maintenance	\$545.84	\$545.84
6070000220 - Janitorial	\$0.00	\$0.00
6070000230 - Landscaping-Contract	\$2,640.00	\$2,640.00
6070000300 - Pest Control	\$72.00	\$72.00
6070000360 - Trash Collection Fees	\$4,500.00	\$4,500.00
<u>Total REPAIRS &amp; MAINTENANCE</u>	\$8,521.04	\$8,521.04
 <u>PROTECTIVE SERVICES</u>		
6090000100 - Alarm Service	\$2,182.70	\$2,182.70
6090000400 - Security Patrol	\$3,192.50	\$3,192.50
<u>Total PROTECTIVE SERVICES</u>	\$5,375.20	\$5,375.20
 <i>Total Expense</i>	\$40,157.97	\$40,157.97
 Operating Net Income	\$12,004.53	\$12,004.53
 <b>Reserve Income</b>		
<u>RESERVE INCOME</u>		
7000000400 - Reserve Interest Income	\$3,737.53	\$3,737.53
<u>Total RESERVE INCOME</u>	\$3,737.53	\$3,737.53
 <i>Total Reserve Income</i>	\$3,737.53	\$3,737.53
 <b>Reserve Expense</b>		
<u>RESERVE EXPENDITURES</u>		
7010000190 - Painting - R	\$8,350.00	\$8,350.00
<u>Total RESERVE EXPENDITURES</u>	\$8,350.00	\$8,350.00
 <i>Total Reserve Expense</i>	\$8,350.00	\$8,350.00
 Reserve Net Income	(\$4,612.47)	(\$4,612.47)
 Net Income	\$7,392.06	\$7,392.06