

Cobblestone Homeowners Association Inc
Balance Sheet
1/31/2025

Assets

Cash

| | |
|---------------------------------------------------|--------------|
| 1001002000 - Operating - PPB #0958 | \$256,635.73 |
| 1001002001 - PPB - Construction Deposit | \$50,000.00 |
| 1003002000 - Reserve - PPB #0718 | \$886.88 |
| 1003009500 - Reserve - Fidelity Investments #5279 | \$304,560.71 |

| | |
|-------------------|--------------|
| <u>Cash Total</u> | \$612,083.32 |
|-------------------|--------------|

Homeowner Receivables

| | |
|------------------------------------|--------------|
| 1021000001 - Homeowner Receivables | \$8,039.44 |
| 1021000005 - Allow For B/D | (\$2,000.00) |

| | |
|------------------------------------|------------|
| <u>Homeowner Receivables Total</u> | \$6,039.44 |
|------------------------------------|------------|

Prepaid Expenses

| | |
|-------------------------------------|------------|
| 1043000001 - Prepaid Other | \$8,350.00 |
| 1045000001 - Prepaid Legal/Retainer | \$200.00 |

| | |
|-------------------------------|------------|
| <u>Prepaid Expenses Total</u> | \$8,550.00 |
|-------------------------------|------------|

| | |
|---------------------|--------------|
| <i>Assets Total</i> | \$626,672.76 |
|---------------------|--------------|

Liabilities and Equity

Accounts Payable

| | |
|---------------------------------|---------|
| 2011000004 - Accrued Income Tax | \$50.00 |
|---------------------------------|---------|

| | |
|-------------------------------|---------|
| <u>Accounts Payable Total</u> | \$50.00 |
|-------------------------------|---------|

Prepaid Dues/Deferred Revenue

| | |
|---------------------------|-------------|
| 2015000001 - Prepaid Dues | \$18,970.30 |
|---------------------------|-------------|

| | |
|--------------------------------------------|-------------|
| <u>Prepaid Dues/Deferred Revenue Total</u> | \$18,970.30 |
|--------------------------------------------|-------------|

Security Deposits

| | |
|-------------------------------------------|-------------|
| 2016000001 - Refundable Security Deposits | \$51,000.00 |
|-------------------------------------------|-------------|

| | |
|--------------------------------|-------------|
| <u>Security Deposits Total</u> | \$51,000.00 |
|--------------------------------|-------------|

| | |
|--------------------------|--------------|
| <u>Retained Earnings</u> | \$315,098.52 |
|--------------------------|--------------|

| | |
|-------------------|--------------|
| <u>Net Income</u> | \$241,553.94 |
|-------------------|--------------|

| | |
|---------------------------------------|--------------|
| <i>Liabilities & Equity Total</i> | \$626,672.76 |
|---------------------------------------|--------------|

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

| | Jan 2025 | YTD |
|-------------------------------------------|--------------|--------------|
| Income | | |
| <u>HOA REVENUE</u> | | |
| 4025000100 - Assessments | \$289,078.16 | \$289,078.16 |
| <u>Total HOA REVENUE</u> | \$289,078.16 | \$289,078.16 |
| <u>OTHER INCOME</u> | | |
| 4110000055 - Default Notice - Postage | \$0.00 | \$0.00 |
| 4110000057 - Design Review Fees | \$500.00 | \$500.00 |
| 4110000120 - Insurance Proceeds | \$0.00 | \$0.00 |
| 4110000150 - Late Charges | \$303.67 | \$303.67 |
| <u>Total OTHER INCOME</u> | \$803.67 | \$803.67 |
| <i>Total Income</i> | \$289,881.83 | \$289,881.83 |
| Expense | | |
| <u>PAYROLL EXPENSE</u> | | |
| 5001000135 - Gate Personnel | \$14,241.21 | \$14,241.21 |
| <u>Total PAYROLL EXPENSE</u> | \$14,241.21 | \$14,241.21 |
| <u>GENERAL & ADMINISTRATIVE</u> | | |
| 6010000110 - Dues & Subscriptions | \$0.00 | \$0.00 |
| 6010000150 - Legal & Accounting Fees | \$1,870.50 | \$1,870.50 |
| 6010000170 - Management Fees | \$3,450.00 | \$3,450.00 |
| 6010000220 - Office Expense | \$210.24 | \$210.24 |
| 6010000230 - Copies/Printing/Postage | \$245.25 | \$245.25 |
| 6010000270 - Postage | \$0.00 | \$0.00 |
| 6010000280 - Architectural Fees | \$1,500.00 | \$1,500.00 |
| <u>Total GENERAL & ADMINISTRATIVE</u> | \$7,275.99 | \$7,275.99 |
| <u>UTILITIES</u> | | |
| 6040000100 - Electric | \$490.53 | \$490.53 |
| 6040000500 - Water | \$1,620.77 | \$1,620.77 |
| 6040000600 - Wifi/Internet/Phone | \$261.34 | \$261.34 |
| <u>Total UTILITIES</u> | \$2,372.64 | \$2,372.64 |
| <u>TAXES & INSURANCE</u> | | |
| 6050000200 - Insurance/Fire Protection | (\$358.42) | (\$358.42) |

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

| | Jan 2025 | YTD |
|-------------------------------------------|--------------|--------------|
| <u>Total TAXES & INSURANCE</u> | (\$358.42) | (\$358.42) |
| <u>REPAIRS & MAINTENANCE</u> | | |
| 6070000030 - Building Maintenance | \$3,368.05 | \$3,368.05 |
| 6070000120 - Electrical | \$0.00 | \$0.00 |
| 6070000190 - Fountain Maintenance | \$248.61 | \$248.61 |
| 6070000225 - Irrigation R&M | \$0.00 | \$0.00 |
| 6070000230 - Landscaping-Contract-Plants | \$2,640.00 | \$2,640.00 |
| 6070000235 - Landscaping-Extras & Repairs | \$0.00 | \$0.00 |
| 6070000236 - Landscaping -Trees | \$4,645.00 | \$4,645.00 |
| 6070000300 - Pest Control | \$39.00 | \$39.00 |
| 6070000360 - Trash Collection Fees | \$4,900.00 | \$4,900.00 |
| <u>Total REPAIRS & MAINTENANCE</u> | \$15,840.66 | \$15,840.66 |
| <u>PROTECTIVE SERVICES</u> | | |
| 6090000100 - Alarm Service | \$2,182.70 | \$2,182.70 |
| 6090000400 - Security Patrol | \$3,070.00 | \$3,070.00 |
| <u>Total PROTECTIVE SERVICES</u> | \$5,252.70 | \$5,252.70 |
| <i>Total Expense</i> | \$44,624.78 | \$44,624.78 |
| Operating Net Income | \$245,257.05 | \$245,257.05 |
| Reserve Income | | |
| <u>RESERVE INCOME</u> | | |
| 7000000400 - Reserve Interest Income | \$1,077.97 | \$1,077.97 |
| <u>Total RESERVE INCOME</u> | \$1,077.97 | \$1,077.97 |
| <i>Total Reserve Income</i> | \$1,077.97 | \$1,077.97 |
| Reserve Expense | | |
| <u>RESERVE EXPENDITURES</u> | | |
| 7010000070 - Island Improvements - R | \$4,781.08 | \$4,781.08 |
| <u>Total RESERVE EXPENDITURES</u> | \$4,781.08 | \$4,781.08 |
| <i>Total Reserve Expense</i> | \$4,781.08 | \$4,781.08 |
| Reserve Net Income | (\$3,703.11) | (\$3,703.11) |
| Net Income | \$241,553.94 | \$241,553.94 |