

Financial Reporting Package

Cobblestone HOA

6/1/2024 - 6/30/2024

**Cobblestone Homeowners Association Inc**  
**Balance Sheet**  
**6/30/2024**

**Assets**

Cash

1001002000 - Pacific Premier Bank	\$94,062.26
1001002001 - PPB - Construction Deposit	\$34,500.00
1003002000 - Pacific Premier Bank - Reserve	\$885.57
1003009200 - Fidelity Investments - Reserve	\$796,230.06

<u>Cash Total</u>	\$925,677.89
-------------------	--------------

Homeowner Receivables

1021000001 - Homeowner Receivables	\$7,348.04
------------------------------------	------------

<u>Homeowner Receivables Total</u>	\$7,348.04
------------------------------------	------------

Prepaid Expenses

1042000001 - Prepaid Insurance	\$1,858.35
1043000001 - Prepaid Other	\$4,500.00
1045000001 - Prepaid Legal/Retainer	\$200.00

<u>Prepaid Expenses Total</u>	\$6,558.35
-------------------------------	------------

<i>Assets Total</i>		\$939,584.28
---------------------	--	--------------

**Liabilities and Equity**

Properties Payable

2012000001 - 2023 Insurance Claim #03-58-M866M	\$2,573.23
--	------------

<u>Properties Payable Total</u>	\$2,573.23
---------------------------------	------------

Prepaid Dues/Deferred Revenue

2015000001 - Prepaid Dues	\$98,844.00
2015000006 - Deferred Revenue	\$29,526.00

<u>Prepaid Dues/Deferred Revenue Total</u>	\$128,370.00
--	--------------

Security Deposits

2016000001 - Refundable Security Deposits	\$34,500.00
---	-------------

<u>Security Deposits Total</u>	\$34,500.00
--------------------------------	-------------

<u>Retained Earnings</u>	\$734,825.91
--------------------------	--------------

<u>Net Income</u>	\$39,315.14
-------------------	-------------

<i>Liabilities &amp; Equity Total</i>		\$939,584.28
---------------------------------------	--	--------------

**Cobblestone Homeowners Association Inc**  
**Budget Comparison Report**  
**6/1/2024 - 6/30/2024**

	6/1/2024 - 6/30/2024			1/1/2024 - 6/30/2024			
	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	\$280,800.00	\$280,800.00	\$0.00	\$561,600.00
<u>Total HOA REVENUE</u>	\$46,800.00	\$46,800.00	\$0.00	\$280,800.00	\$280,800.00	\$0.00	\$561,600.00
<u>OTHER INCOME</u>							
4110000057 - Design Review Fees	\$0.00	\$1,083.33	(\$1,083.33)	\$8,100.00	\$6,499.98	\$1,600.02	\$13,000.00
4110000150 - Late Charges	\$46.73	\$416.67	(\$369.94)	\$1,190.20	\$2,500.02	(\$1,309.82)	\$5,000.00
4110000240 - Other	\$0.00	\$0.00	\$0.00	\$14,750.00	\$0.00	\$14,750.00	\$0.00
4110000280 - Trash Collection Fees	\$4,921.00	\$4,921.00	\$0.00	\$29,526.00	\$29,526.00	\$0.00	\$59,052.00
<u>Total OTHER INCOME</u>	\$4,967.73	\$6,421.00	(\$1,453.27)	\$53,566.20	\$38,526.00	\$15,040.20	\$77,052.00
<b>Total Income</b>	\$51,767.73	\$53,221.00	(\$1,453.27)	\$334,366.20	\$319,326.00	\$15,040.20	\$638,652.00
<b>Expense</b>							
<u>PAYROLL EXPENSE</u>							
5001000135 - Gate Personnel	\$15,792.80	\$15,916.67	\$123.87	\$88,749.70	\$95,500.02	\$6,750.32	\$191,000.00
<u>Total PAYROLL EXPENSE</u>	\$15,792.80	\$15,916.67	\$123.87	\$88,749.70	\$95,500.02	\$6,750.32	\$191,000.00
<u>GENERAL &amp; ADMINISTRATIVE</u>							
6010000060 - Bad Debt Expense	\$0.00	\$416.67	\$416.67	\$0.00	\$2,500.02	\$2,500.02	\$5,000.00
6010000150 - Legal & Accounting Fees	\$1,784.50	\$500.00	(\$1,284.50)	\$3,362.50	\$3,000.00	(\$362.50)	\$6,000.00
6010000170 - Management Fees	\$3,450.00	\$3,500.00	\$50.00	\$20,700.00	\$21,000.00	\$300.00	\$42,000.00
6010000190 - Annual Meeting	\$0.00	\$500.00	\$500.00	\$6,725.18	\$3,000.00	(\$3,725.18)	\$6,000.00
6010000220 - Office Expense	\$287.94	\$500.00	\$212.06	\$2,259.17	\$3,000.00	\$740.83	\$6,000.00
6010000280 - Architectural Fees	\$0.00	\$1,083.33	\$1,083.33	\$6,000.00	\$6,499.98	\$499.98	\$13,000.00
<u>Total GENERAL &amp; ADMINISTRATIVE</u>	\$5,522.44	\$6,500.00	\$977.56	\$39,046.85	\$39,000.00	(\$46.85)	\$78,000.00
<u>UTILITIES</u>							
6040000100 - Electric	\$270.83	\$416.67	\$145.84	\$2,238.59	\$2,500.02	\$261.43	\$5,000.00
6040000500 - Water	\$1,176.84	\$741.67	(\$435.17)	\$4,771.49	\$4,450.02	(\$321.47)	\$8,900.00
6040000600 - Wifi/Internet/Phone	\$223.33	\$141.67	(\$81.66)	\$995.41	\$850.02	(\$145.39)	\$1,700.00
<u>Total UTILITIES</u>	\$1,671.00	\$1,300.01	(\$370.99)	\$8,005.49	\$7,800.06	(\$205.43)	\$15,600.00
<u>TAXES &amp; INSURANCE</u>							
6050000200 - Insurance/Fire Protection	\$313.51	\$375.00	\$61.49	\$1,478.70	\$2,250.00	\$771.30	\$4,500.00
6050000600 - Federal Income Tax	\$0.00	\$625.00	\$625.00	\$1,438.00	\$3,750.00	\$2,312.00	\$7,500.00
<u>Total TAXES &amp; INSURANCE</u>	\$313.51	\$1,000.00	\$686.49	\$2,916.70	\$6,000.00	\$3,083.30	\$12,000.00
<u>REPAIRS &amp; MAINTENANCE</u>							
6070000030 - Building Maintenance	\$536.33	\$1,141.67	\$605.34	\$8,133.64	\$6,850.02	(\$1,283.62)	\$13,700.00
6070000070 - Gatehouse Supplies/Equipment	\$525.75	\$83.33	(\$442.42)	\$630.68	\$499.98	(\$130.70)	\$1,000.00
6070000190 - Fountain Maintenance	\$764.12	\$208.33	(\$555.79)	\$3,317.10	\$1,249.98	(\$2,067.12)	\$2,500.00
6070000220 - Janitorial	\$200.00	\$0.00	(\$200.00)	\$840.00	\$0.00	(\$840.00)	\$0.00
6070000225 - Irrigation R&M	\$0.00	\$75.00	\$75.00	\$0.00	\$450.00	\$450.00	\$900.00
6070000230 - Landscaping-Contract	\$2,640.00	\$2,813.33	\$173.33	\$15,840.00	\$16,879.98	\$1,039.98	\$33,760.00
6070000235 - Landscaping-Extras & Repairs	\$660.00	\$0.00	(\$660.00)	\$660.00	\$0.00	(\$660.00)	\$0.00
6070000236 - Landscaping -Trees	\$0.00	\$275.00	\$275.00	\$3,500.00	\$1,650.00	(\$1,850.00)	\$3,300.00

**Cobblestone Homeowners Association Inc**  
**Budget Comparison Report**  
**6/1/2024 - 6/30/2024**

	6/1/2024 - 6/30/2024			1/1/2024 - 6/30/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
6070000240 - Lighting Supplies & Repairs	\$0.00	\$83.33	\$83.33	\$500.00	\$499.98	(\$0.02)	\$1,000.00
6070000270 - Paint - Mailbox Monuments	\$0.00	\$0.00	\$0.00	\$15,000.00	\$0.00	(\$15,000.00)	\$0.00
6070000290 - Road Repair	\$0.00	\$208.33	\$208.33	\$0.00	\$1,249.98	\$1,249.98	\$2,500.00
6070000300 - Pest Control	\$36.00	\$345.83	\$309.83	\$672.00	\$2,074.98	\$1,402.98	\$4,150.00
6070000360 - Trash Collection Fees	\$4,500.00	\$4,921.00	\$421.00	\$27,000.00	\$29,526.00	\$2,526.00	\$59,052.00
<u>Total REPAIRS &amp; MAINTENANCE</u>	\$9,862.20	\$10,155.15	\$292.95	\$76,093.42	\$60,930.90	(\$15,162.52)	\$121,862.00
<u>PROTECTIVE SERVICES</u>							
6090000100 - Alarm Service	\$2,182.70	\$1,916.67	(\$266.03)	\$13,348.20	\$11,500.02	(\$1,848.18)	\$23,000.00
6090000400 - Security Patrol	\$3,157.50	\$2,750.00	(\$407.50)	\$18,280.00	\$16,500.00	(\$1,780.00)	\$33,000.00
<u>Total PROTECTIVE SERVICES</u>	\$5,340.20	\$4,666.67	(\$673.53)	\$31,628.20	\$28,000.02	(\$3,628.18)	\$56,000.00
<b>Total Expense</b>	\$38,502.15	\$39,538.50	\$1,036.35	\$246,440.36	\$237,231.00	(\$9,209.36)	\$474,462.00
Operating Net Income	\$13,265.58	\$13,682.50	(\$416.92)	\$87,925.84	\$82,095.00	\$5,830.84	\$164,190.00
<b>Reserve Income</b>							
<u>RESERVE INCOME</u>							
7000000400 - Reserve Interest Income	\$3,192.75	\$2,916.67	\$276.08	\$20,394.48	\$17,500.02	\$2,894.46	\$35,000.00
<u>Total RESERVE INCOME</u>	\$3,192.75	\$2,916.67	\$276.08	\$20,394.48	\$17,500.02	\$2,894.46	\$35,000.00
<b>Total Reserve Income</b>	\$3,192.75	\$2,916.67	\$276.08	\$20,394.48	\$17,500.02	\$2,894.46	\$35,000.00
<b>Reserve Expense</b>							
<u>RESERVE EXPENDITURES</u>							
7010000040 - Common Area Improvements - R	\$1,373.81	\$0.00	(\$1,373.81)	\$1,373.81	\$0.00	(\$1,373.81)	\$0.00
7010000070 - Island Improvements - R	\$0.00	\$0.00	\$0.00	\$15,123.84	\$0.00	(\$15,123.84)	\$24,000.00
7010000130 - Gates & Operator - R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00
7010000150 - Landscaping Updates - R	\$0.00	\$0.00	\$0.00	\$2,340.00	\$0.00	(\$2,340.00)	\$0.00
7010000165 - Monument Lanterns - R	\$0.00	\$0.00	\$0.00	\$40,016.84	\$0.00	(\$40,016.84)	\$40,000.00
7010000170 - Lighting - R	\$1,800.69	\$0.00	(\$1,800.69)	\$1,800.69	\$0.00	(\$1,800.69)	\$0.00
7010000190 - Painting - R	\$0.00	\$0.00	\$0.00	\$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>	\$3,174.50	\$0.00	(\$3,174.50)	\$69,005.18	\$0.00	(\$69,005.18)	\$181,700.00
<b>Total Reserve Expense</b>	\$3,174.50	\$0.00	(\$3,174.50)	\$69,005.18	\$0.00	(\$69,005.18)	\$181,700.00
Reserve Net Income	\$18.25	\$2,916.67	(\$2,898.42)	(\$48,610.70)	\$17,500.02	(\$66,110.72)	(\$146,700.00)
Net Income	\$13,283.83	\$16,599.17	(\$3,315.34)	\$39,315.14	\$99,595.02	(\$60,279.88)	\$17,490.00

**Cobblestone Homeowners Association Inc**  
**Income Statement**  
**1/1/2024 - 6/30/2024**

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	YTD
<b>Income</b>							
<u>HOA REVENUE</u>							
4025000100 - Assessments	\$46,800.00	\$46,800.00	\$46,800.00	\$46,800.00	\$46,800.00	\$46,800.00	\$280,800.00
<u>Total HOA REVENUE</u>	\$46,800.00	\$46,800.00	\$46,800.00	\$46,800.00	\$46,800.00	\$46,800.00	\$280,800.00
<u>OTHER INCOME</u>							
4110000057 - Design Review Fees	\$0.00	\$0.00	\$2,500.00	\$5,600.00	\$0.00	\$0.00	\$8,100.00
4110000150 - Late Charges	\$657.50	\$222.34	\$361.19	(\$139.49)	\$41.93	\$46.73	\$1,190.20
4110000240 - Other	\$0.00	\$14,750.00	\$0.00	\$0.00	\$0.00	\$0.00	\$14,750.00
4110000280 - Trash Collection Fees	\$4,921.00	\$4,921.00	\$4,921.00	\$4,921.00	\$4,921.00	\$4,921.00	\$29,526.00
<u>Total OTHER INCOME</u>	\$5,578.50	\$19,893.34	\$7,782.19	\$10,381.51	\$4,962.93	\$4,967.73	\$53,566.20
<i>Total Income</i>	\$52,378.50	\$66,693.34	\$54,582.19	\$57,181.51	\$51,762.93	\$51,767.73	\$334,366.20
<b>Expense</b>							
<u>PAYROLL EXPENSE</u>							
5001000135 - Gate Personnel	\$19,965.51	\$12,995.19	\$12,915.88	\$13,001.18	\$14,079.14	\$15,792.80	\$88,749.70
<u>Total PAYROLL EXPENSE</u>	\$19,965.51	\$12,995.19	\$12,915.88	\$13,001.18	\$14,079.14	\$15,792.80	\$88,749.70
<u>GENERAL &amp; ADMINISTRATIVE</u>							
6010000010 - Accounting Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6010000110 - Dues & Subscriptions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6010000150 - Legal & Accounting Fees	\$310.50	\$0.00	\$380.00	\$114.00	\$773.50	\$1,784.50	\$3,362.50
6010000170 - Management Fees	\$3,450.00	\$3,450.00	\$3,450.00	\$3,450.00	\$3,450.00	\$3,450.00	\$20,700.00
6010000190 - Annual Meeting	\$0.00	\$0.00	\$560.88	\$5,160.97	\$1,003.33	\$0.00	\$6,725.18
6010000220 - Office Expense	\$820.81	(\$214.90)	\$193.68	\$910.33	\$261.31	\$287.94	\$2,259.17
6010000230 - Copies/Printing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6010000260 - Permits/Licenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6010000270 - Postage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6010000280 - Architectural Fees	\$0.00	\$0.00	\$0.00	\$5,500.00	\$500.00	\$0.00	\$6,000.00
<u>Total GENERAL &amp; ADMINISTRATIVE</u>	\$4,581.31	\$3,235.10	\$4,584.56	\$15,135.30	\$5,988.14	\$5,522.44	\$39,046.85
<u>UTILITIES</u>							
6040000100 - Electric	\$492.99	\$314.67	\$353.97	\$446.24	\$359.89	\$270.83	\$2,238.59
6040000500 - Water	\$856.02	\$627.59	\$510.81	\$500.61	\$1,099.62	\$1,176.84	\$4,771.49
6040000600 - Wifi/Internet/Phone	\$152.98	\$4.49	\$294.94	\$151.68	\$167.99	\$223.33	\$995.41
<u>Total UTILITIES</u>	\$1,501.99	\$946.75	\$1,159.72	\$1,098.53	\$1,627.50	\$1,671.00	\$8,005.49

**Cobblestone Homeowners Association Inc**  
**Income Statement**  
**1/1/2024 - 6/30/2024**

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	YTD
<b><u>TAXES &amp; INSURANCE</u></b>							
6050000200 - Insurance/Fire Protection	\$212.92	\$212.92	\$212.92	\$212.92	\$313.51	\$313.51	\$1,478.70
6050000500 - State Income Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6050000600 - Federal Income Tax	\$0.00	\$0.00	\$0.00	\$1,438.00	\$0.00	\$0.00	\$1,438.00
<b><u>Total TAXES &amp; INSURANCE</u></b>	<b>\$212.92</b>	<b>\$212.92</b>	<b>\$212.92</b>	<b>\$1,650.92</b>	<b>\$313.51</b>	<b>\$313.51</b>	<b>\$2,916.70</b>
<b><u>REPAIRS &amp; MAINTENANCE</u></b>							
6070000030 - Building Maintenance	\$763.20	\$2,105.73	\$0.00	\$0.00	\$4,728.38	\$536.33	\$8,133.64
6070000070 - Gatehouse Supplies/Equipment	\$0.00	\$0.00	\$104.56	\$214.37	(\$214.00)	\$525.75	\$630.68
6070000090 - Common Area Maintenance	\$0.00	\$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	\$0.00
6070000190 - Fountain Maintenance	\$545.84	\$1,188.92	\$311.61	\$260.00	\$246.61	\$764.12	\$3,317.10
6070000220 - Janitorial	\$0.00	\$200.00	(\$400.00)	\$0.00	\$840.00	\$200.00	\$840.00
6070000230 - Landscaping-Contract	\$2,640.00	\$2,640.00	\$2,640.00	\$2,640.00	\$2,640.00	\$2,640.00	\$15,840.00
6070000235 - Landscaping-Extras & Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$660.00	\$660.00
6070000236 - Landscaping -Trees	\$0.00	\$0.00	\$0.00	\$3,500.00	\$0.00	\$0.00	\$3,500.00
6070000240 - Lighting Supplies & Repairs	\$0.00	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00
6070000270 - Paint - Mailbox Monuments	\$0.00	\$14,750.00	\$250.00	\$0.00	\$0.00	\$0.00	\$15,000.00
6070000300 - Pest Control	\$72.00	\$36.00	\$241.00	\$36.00	\$251.00	\$36.00	\$672.00
6070000360 - Trash Collection Fees	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$27,000.00
<b><u>Total REPAIRS &amp; MAINTENANCE</u></b>	<b>\$8,521.04</b>	<b>\$25,920.65</b>	<b>\$7,647.17</b>	<b>\$11,150.37</b>	<b>\$12,991.99</b>	<b>\$9,862.20</b>	<b>\$76,093.42</b>
<b><u>PROTECTIVE SERVICES</u></b>							
6090000100 - Alarm Service	\$2,182.70	\$2,308.70	\$2,182.70	\$2,182.70	\$2,308.70	\$2,182.70	\$13,348.20
6090000400 - Security Patrol	\$3,192.50	\$3,035.00	\$2,895.00	\$3,070.00	\$2,930.00	\$3,157.50	\$18,280.00
<b><u>Total PROTECTIVE SERVICES</u></b>	<b>\$5,375.20</b>	<b>\$5,343.70</b>	<b>\$5,077.70</b>	<b>\$5,252.70</b>	<b>\$5,238.70</b>	<b>\$5,340.20</b>	<b>\$31,628.20</b>
<b>Total Expense</b>	<b>\$40,157.97</b>	<b>\$48,654.31</b>	<b>\$31,597.95</b>	<b>\$47,289.00</b>	<b>\$40,238.98</b>	<b>\$38,502.15</b>	<b>\$246,440.36</b>
<b>Operating Net Income</b>	<b>\$12,220.53</b>	<b>\$18,039.03</b>	<b>\$22,984.24</b>	<b>\$9,892.51</b>	<b>\$11,523.95</b>	<b>\$13,265.58</b>	<b>\$87,925.84</b>

**Cobblestone Homeowners Association Inc**  
**Income Statement**  
**1/1/2024 - 6/30/2024**

Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	YTD
----------	----------	----------	----------	----------	----------	-----

**Reserve Income**

<b>RESERVE INCOME</b>							
7000000400 - Reserve Interest Income	\$3,737.53	\$2,971.17	\$3,605.84	\$3,262.26	\$3,624.93	\$3,192.75	\$20,394.48
<b>Total RESERVE INCOME</b>	\$3,737.53	\$2,971.17	\$3,605.84	\$3,262.26	\$3,624.93	\$3,192.75	\$20,394.48
<i>Total Reserve Income</i>	\$3,737.53	\$2,971.17	\$3,605.84	\$3,262.26	\$3,624.93	\$3,192.75	\$20,394.48

**Reserve Expense**

<b>RESERVE EXPENDITURES</b>							
7010000040 - Common Area Improvements - R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,373.81	\$1,373.81
7010000070 - Island Improvements - R	\$0.00	\$0.00	\$0.00	\$7,643.84	\$7,480.00	\$0.00	\$15,123.84
7010000150 - Landscaping Updates - R	\$0.00	\$0.00	\$0.00	\$2,340.00	\$0.00	\$0.00	\$2,340.00
7010000165 - Monument Lanterns - R	\$0.00	\$0.00	\$40,016.84	\$0.00	\$0.00	\$0.00	\$40,016.84
7010000170 - Lighting - R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,800.69	\$1,800.69
7010000190 - Painting - R	\$8,350.00	\$250.00	(\$250.00)	\$0.00	\$0.00	\$0.00	\$8,350.00
<b>Total RESERVE EXPENDITURES</b>	\$8,350.00	\$250.00	\$39,766.84	\$9,983.84	\$7,480.00	\$3,174.50	\$69,005.18
<i>Total Reserve Expense</i>	\$8,350.00	\$250.00	\$39,766.84	\$9,983.84	\$7,480.00	\$3,174.50	\$69,005.18
 Reserve Net Income	 (\$4,612.47)	 \$2,721.17	 (\$36,161.00)	 (\$6,721.58)	 (\$3,855.07)	 \$18.25	 (\$48,610.70)
 Net Income	 \$7,608.06	 \$20,760.20	 (\$13,176.76)	 \$3,170.93	 \$7,668.88	 \$13,283.83	 \$39,315.14