

Cobblestone Homeowners Association Inc Balance Sheet 3/31/2024

Assets		
<u>Cash</u>		
1001002000 - Pacific Premier Bank	\$100,436.63	
1001002001 - PPB - Construction Deposit	\$33,500.00	
1003002000 - Pacific Premier Bank - Reserve	\$4,057.63	
1003009200 - Fidelity Investments - Reserve	\$826,152.56	
Cash Total	\$964,146.82	
Homeowner Receivables		
1021000001 - Homeowner Receivables	\$25,318.51	
Homeowner Receivables Total	\$25,318.51	
Prepaid Expenses		
1042000001 - Prepaid Insurance	\$1,491.24	
1043000001 - Prepaid Other	\$4,500.00	
1045000001 - Prepaid Legal/Retainer	\$987.50	
Prepaid Expenses Total	\$6,978.74	
Assets Total		\$996,444.07
Liabilities and Equity		
Liabilities and Equity Properties Payable		
	\$2,573.23	
Properties Payable	\$2,573.23 \$2,573.23	
Properties Payable 2012000001 - 2023 Insurance Claim #03-58-M866M		
Properties Payable 2012000001 - 2023 Insurance Claim #03-58-M866M Properties Payable Total		
Properties Payable 2012000001 - 2023 Insurance Claim #03-58-M866M Properties Payable Total Prepaid Dues/Deferred Revenue	\$2,573.23	
Properties Payable 2012000001 - 2023 Insurance Claim #03-58-M866M Properties Payable Total Prepaid Dues/Deferred Revenue 2015000001 - Prepaid Dues	\$2,573.23 \$21,960.00	
Properties Payable 2012000001 - 2023 Insurance Claim #03-58-M866M Properties Payable Total Prepaid Dues/Deferred Revenue 2015000001 - Prepaid Dues 2015000006 - Deferred Revenue	\$2,573.23 \$21,960.00 \$184,689.00	
Properties Payable 2012000001 - 2023 Insurance Claim #03-58-M866M Properties Payable Total Prepaid Dues/Deferred Revenue 2015000001 - Prepaid Dues 2015000006 - Deferred Revenue Prepaid Dues/Deferred Revenue Total	\$2,573.23 \$21,960.00 \$184,689.00	
Properties Payable 2012000001 - 2023 Insurance Claim #03-58-M866M Properties Payable Total Prepaid Dues/Deferred Revenue 2015000001 - Prepaid Dues 2015000006 - Deferred Revenue Prepaid Dues/Deferred Revenue Total Security Deposits	\$2,573.23 \$21,960.00 \$184,689.00 \$206,649.00	
Properties Payable 2012000001 - 2023 Insurance Claim #03-58-M866M Properties Payable Total Prepaid Dues/Deferred Revenue 2015000001 - Prepaid Dues 2015000006 - Deferred Revenue Prepaid Dues/Deferred Revenue Total Security Deposits 20160000001 - Refundable Security Deposits	\$2,573.23 \$21,960.00 \$184,689.00 \$206,649.00 \$33,500.00	
Properties Payable 2012000001 - 2023 Insurance Claim #03-58-M866M Properties Payable Total Prepaid Dues/Deferred Revenue 2015000001 - Prepaid Dues 2015000006 - Deferred Revenue Prepaid Dues/Deferred Revenue Total Security Deposits 2016000001 - Refundable Security Deposits Security Deposits Total	\$2,573.23 \$21,960.00 \$184,689.00 \$206,649.00 \$33,500.00 \$33,500.00	

Cobblestone Homeowners Association Inc Budget Comparison Report 3/1/2024 - 3/31/2024

	3/1/2	2024 - 3/31/20	024	1/1/2024 - 3/31/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
HOA REVENUE							
4025000100 - Assessments	\$46,800.00	\$46,800.00	\$0.00	\$140,400.00	\$140,400.00	\$0.00	\$561,600.00
Total HOA REVENUE	\$46,800.00	\$46,800.00	\$0.00	\$140,400.00	\$140,400.00	\$0.00	\$561,600.00
OTHER INCOME							
4110000057 - Design Review Fees	\$2,500.00	\$1,083.33	\$1,416.67	\$2,500.00	\$3,249.99	(\$749.99)	\$13,000.00
4110000150 - Late Charges	\$360.43	\$416.67	(\$56.24)	\$1,024.46	\$1,250.01	(\$225.55)	\$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	\$14,763.00	\$14,763.00	\$0.00	\$59,052.00
Total OTHER INCOME	\$7,781.43	\$6,421.00	\$1,360.43	\$33,037.46	\$19,263.00	\$13,774.46	\$77,052.00
Total Income	\$54,581.43	\$53,221.00	\$1,360.43	\$173,437.46	\$159,663.00	\$13,774.46	\$638,652.00
Expense							
PAYROLL EXPENSE							
5001000135 - Gate Personnel	\$12,915.88		\$3,000.79	\$45,876.58	\$47,750.01	\$1,873.43	\$191,000.00
Total PAYROLL EXPENSE	\$12,915.88	\$15,916.67	\$3,000.79	\$45,876.58	\$47,750.01	\$1,873.43	\$191,000.00
GENERAL & ADMINISTRATIVE							
6010000060 - Bad Debt Expense	\$0.00	\$416.67	\$416.67	\$0.00	\$1,250.01	\$1,250.01	\$5,000.00
6010000150 - Legal & Accounting Fees	\$380.00	\$500.00	\$120.00	\$690.50	\$1,500.00	\$809.50	\$6,000.00
6010000170 - Management Fees	\$3,450.00	\$3,500.00	\$50.00	\$10,350.00	\$10,500.00	\$150.00	\$42,000.00
6010000190 - Annual Meeting	\$560.88	\$500.00	(\$60.88)	\$560.88	\$1,500.00	\$939.12	\$6,000.00
6010000220 - Office Expense	\$193.68	\$500.00	\$306.32	\$799.59	\$1,500.00	\$700.41	\$6,000.00
6010000280 - Architectural Fees	\$0.00	\$1,083.33	\$1,083.33	\$0.00	\$3,249.99	\$3,249.99	\$13,000.00
Total GENERAL & ADMINISTRATIVE	\$4,584.56	\$6,500.00	\$1,915.44	\$12,400.97	\$19,500.00	\$7,099.03	\$78,000.00
<u>UTILITIES</u>							
6040000100 - Electric	\$353.97	\$416.67	\$62.70	\$1,161.63	\$1,250.01	\$88.38	\$5,000.00
6040000500 - Water	\$510.81	\$741.67	\$230.86	\$1,994.42	\$2,225.01	\$230.59	\$8,900.00
604000600 - Wifi/Internet/Phone	\$294.94	\$141.67	(\$153.27)	\$452.41	\$425.01	(\$27.40)	\$1,700.00
Total UTILITIES	\$1,159.72	\$1,300.01	\$140.29	\$3,608.46	\$3,900.03	\$291.57	\$15,600.00
TAXES & INSURANCE							
6050000200 - Insurance/Fire Protection	\$212.92	\$375.00	\$162.08	\$638.76	\$1,125.00	\$486.24	\$4,500.00
6050000600 - Federal Income Tax	(\$3,921.00)	\$625.00	\$4,546.00	(\$3,921.00)	\$1,875.00	\$5,796.00	\$7,500.00
Total TAXES & INSURANCE	(\$3,708.08)	\$1,000.00	\$4,708.08	(\$3,282.24)	\$3,000.00	\$6,282.24	\$12,000.00
REPAIRS & MAINTENANCE							
6070000030 - Building Maintenance	\$0.00	\$1,141.67	\$1,141.67	\$2,868.93	\$3,425.01	\$556.08	\$13,700.00
6070000070 - Gatehouse Supplies/Equipment	\$104.56	\$83.33	(\$21.23)	\$104.56	\$249.99	\$145.43	\$1,000.00
6070000190 - Fountain Maintenance	\$311.61	\$208.33	(\$103.28)	\$2,046.37	\$624.99	(\$1,421.38)	\$2,500.00
6070000220 - Janitorial	(\$400.00)	\$0.00	\$400.00	(\$200.00)	\$0.00	\$200.00	\$0.00
6070000225 - Irrigation R&M	\$0.00	\$75.00	\$75.00	\$0.00	\$225.00	\$225.00	\$900.00
6070000230 - Landscaping-Contract	\$2,640.00	\$2,813.33	\$173.33	\$7,920.00	\$8,439.99	\$519.99	\$33,760.00
6070000236 - Landscaping -Trees	\$0.00	\$275.00	\$275.00	\$0.00	\$825.00	\$825.00	\$3,300.00
6070000240 - Lighting Supplies & Repairs	\$0.00	\$83.33	\$83.33	\$500.00	\$249.99	(\$250.01)	\$1,000.00

Cobblestone Homeowners Association Inc Budget Comparison Report 3/1/2024 - 3/31/2024

	3/1/2024 - 3/31/2024		1/1/2024 - 3/31/2024				
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
6070000270 - Paint - Mailbox Monuments	\$0.00	\$0.00	\$0.00	\$14,750.00	\$0.00	(\$14,750.00)	\$0.00
6070000290 - Road Repair	\$0.00	\$208.33	\$208.33	\$0.00	\$624.99	\$624.99	\$2,500.00
607000300 - Pest Control	\$241.00	\$345.83	\$104.83	\$349.00	\$1,037.49		\$4,150.00
6070000360 - Trash Collection Fees	\$4,500.00		\$421.00	\$13,500.00	\$14,763.00	\$1,263.00	\$59,052.00
Total REPAIRS & MAINTENANCE		\$10,155.15	\$2,757.98	\$41,838.86		(\$11,373.41)	\$121,862.00
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PROTECTIVE SERVICES							
6090000100 - Alarm Service	\$2,182.70	\$1,916.67	(\$266.03)	\$6,674.10	\$5,750.01	(\$924.09)	\$23,000.00
6090000400 - Security Patrol	\$2,895.00	\$2,750.00	(\$145.00)	\$9,122.50	\$8,250.00	(\$872.50)	\$33,000.00
Total PROTECTIVE SERVICES	\$5,077.70	\$4,666.67	(\$411.03)	\$15,796.60	\$14,000.01	(\$1,796.59)	\$56,000.00
Total Expense	\$27,426.95	\$39,538.50	\$12,111.55	\$116,239.23	\$118,615.50	\$2,376.27	\$474,462.00
Operating Net Income	\$27,154.48	\$13,682.50	\$13,471.98	\$57,198.23	\$41,047.50	\$16,150.73	\$164,190.00
Reserve Income							
RESERVE INCOME							
700000400 - Reserve Interest Income	\$3,605.84	\$2,916.67	\$689.17	\$10,314.54	\$8,750.01	\$1,564.53	\$35,000.00
Total RESERVE INCOME	\$3,605.84	\$2,916.67	\$689.17	\$10,314.54	\$8,750.01	\$1,564.53	\$35,000.00
Total Reserve Income	\$3,605.84	\$2,916.67	\$689.17	\$10,314.54	\$8,750.01	\$1,564.53	\$35,000.00
Reserve Expense							
RESERVE EXPENDITURES							
7010000070 - Island Improvements - R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	•	\$24,000.00
7010000130 - Gates & Operator - R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00
7010000165 - Monument Lanterns - R	\$40,016.84		(\$40,016.84)	\$40,016.84		(\$40,016.84)	\$40,000.00
7010000190 - Painting - R	\$0.00	\$0.00	\$0.00	\$8,600.00	\$0.00	, ,	\$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
Total RESERVE EXPENDITURES	\$40,016.84	\$0.00	(\$40,016.84)	\$48,616.84	\$0.00	(\$48,616.84)	\$181,700.00
Total Reserve Expense	\$40,016.84	\$0.00	(\$40,016.84)	\$48,616.84	\$0.00	(\$48,616.84)	\$181,700.00
Reserve Net Income	(\$36,411.00)	\$2,916.67	(\$39,327.67)	(\$38,302.30)	\$8,750.01	(\$47,052.31)	(\$146,700.00)
Net Income	(\$9,256.52)	\$16,599.17	(\$25,855.69)	\$18,895.93	\$49,797.51	(\$30,901.58)	\$17,490.00

Cobblestone Homeowners Association Inc Income Statement 1/1/2024 - 3/31/2024

	Jan 2024	Feb 2024	Mar 2024	YTD
Income				
HOA REVENUE				
4025000100 - Assessments	\$46,800.00	\$46,800.00	\$46,800.00	\$140,400.00
Total HOA REVENUE	\$46,800.00	\$46,800.00	\$46,800.00	\$140,400.00
OTHER INCOME				
4110000057 - Design Review Fees	\$0.00	\$0.00	\$2,500.00	\$2,500.00
4110000150 - Late Charges	\$441.50	\$222.53	\$360.43	\$1,024.46
4110000240 - Other	\$0.00	\$14,750.00	\$0.00	\$14,750.00
4110000280 - Trash Collection Fees	\$4,921.00	\$4,921.00	\$4,921.00	\$14,763.00
Total OTHER INCOME	\$5,362.50	\$19,893.53	\$7,781.43	\$33,037.46
Total Income	\$52,162.50	\$66,693.53	\$54,581.43	\$173,437.46
Expense				
PAYROLL EXPENSE				
5001000135 - Gate Personnel	\$19,965.51	\$12,995.19	\$12,915.88	\$45,876.58
Total PAYROLL EXPENSE	\$19,965.51	\$12,995.19	\$12,915.88	\$45,876.58
GENERAL & ADMINISTRA	ATIVE			
6010000110 - Dues & Subscriptions	\$0.00	\$0.00	\$0.00	\$0.00
6010000150 - Legal & Accounting Fees	\$310.50	\$0.00	\$380.00	\$690.50
6010000170 - Management Fees	\$3,450.00	\$3,450.00	\$3,450.00	\$10,350.00
6010000190 - Annual Meeting	\$0.00	\$0.00	\$560.88	\$560.88
6010000220 - Office Expense	\$820.81	(\$214.90)	\$193.68	\$799.59
6010000230 - Copies/Printing	\$0.00	\$0.00	\$0.00	\$0.00
6010000270 - Postage	\$0.00	\$0.00	\$0.00	\$0.00
Total GENERAL & ADMINISTRATIVE	\$4,581.31	\$3,235.10	\$4,584.56	\$12,400.97
<u>UTILITIES</u>				
6040000100 - Electric	\$492.99	\$314.67	\$353.97	\$1,161.63
6040000500 - Water	\$856.02	\$627.59	\$510.81	\$1,994.42
6040000600 - Wifi/Internet/Phone	\$152.98	\$4.49	\$294.94	\$452.41
Total UTILITIES	\$1,501.99	\$946.75	\$1,159.72	\$3,608.46
TAXES & INSURANCE				
6050000200 - Insurance/Fire Protection	\$212.92	\$212.92	\$212.92	\$638.76

Cobblestone Homeowners Association Inc Income Statement 1/1/2024 - 3/31/2024

	Jan 2024	Feb 2024	Mar 2024	YTD
6050000600 - Federal Income Tax	\$0.00	\$0.00	(\$3,921.00)	(\$3,921.00)
Total TAXES & INSURANCE	\$212.92	\$212.92	(\$3,708.08)	(\$3,282.24)
REPAIRS & MAINTENANO	<u>DE</u>			
6070000030 - Building Maintenance	\$763.20	\$2,105.73	\$0.00	\$2,868.93
6070000070 - Gatehouse Supplies/Equipment	\$0.00	\$0.00	\$104.56	\$104.56
6070000090 - Common Area Maintenance	\$0.00	\$0.00	\$0.00	\$0.00
6070000120 - Electrical	\$0.00	\$0.00	\$0.00	\$0.00
6070000190 - Fountain Maintenance	\$545.84	\$1,188.92	\$311.61	\$2,046.37
6070000220 - Janitorial	\$0.00	\$200.00	(\$400.00)	(\$200.00)
6070000230 - Landscaping-Contract	\$2,640.00	\$2,640.00	\$2,640.00	\$7,920.00
6070000240 - Lighting Supplies & Repairs	\$0.00	\$500.00	\$0.00	\$500.00
6070000270 - Paint - Mailbox Monuments	\$0.00	\$14,750.00	\$0.00	\$14,750.00
6070000300 - Pest Control	\$72.00	\$36.00	\$241.00	\$349.00
6070000360 - Trash Collection Fees	\$4,500.00	\$4,500.00	\$4,500.00	\$13,500.00
Total REPAIRS & MAINTENANCE	\$8,521.04	\$25,920.65	\$7,397.17	\$41,838.86
PROTECTIVE SERVICES				
6090000100 - Alarm Service	\$2,182.70	\$2,308.70	\$2,182.70	\$6,674.10
6090000400 - Security Patrol	\$3,192.50	\$3,035.00	\$2,895.00	\$9,122.50
Total PROTECTIVE SERVICES	\$5,375.20	\$5,343.70	\$5,077.70	\$15,796.60
Total Expense	\$40,157.97	\$48,654.31	\$27,426.95	\$116,239.23
Operating Net Income	\$12,004.53	\$18,039.22	\$27,154.48	\$57,198.23
Reserve Income				
RESERVE INCOME				
7000000400 - Reserve Interest Income	\$3,737.53	\$2,971.17	\$3,605.84	\$10,314.54
Total RESERVE INCOME	\$3,737.53	\$2,971.17	\$3,605.84	\$10,314.54
Total Reserve Income	\$3,737.53	\$2,971.17	\$3,605.84	\$10,314.54
Reserve Expense RESERVE EXPENDITURE	ES .			
7010000040 - Common Area Improvements - R	\$0.00	\$0.00	\$0.00	\$0.00

Cobblestone Homeowners Association Inc Income Statement 1/1/2024 - 3/31/2024

	Jan 2024	Feb 2024	Mar 2024	YTD
7010000165 - Monument Lanterns - R	\$0.00	\$0.00	\$40,016.84	\$40,016.84
7010000190 - Painting - R	\$8,350.00	\$250.00	\$0.00	\$8,600.00
Total RESERVE EXPENDITURES	\$8,350.00	\$250.00	\$40,016.84	\$48,616.84
Total Reserve Expense	\$8,350.00	\$250.00	\$40,016.84	\$48,616.84
Reserve Net Income	(\$4,612.47)	\$2,721.17	(\$36,411.00)	(\$38,302.30)
Net Income	\$7,392.06	\$20,760.39	(\$9,256.52)	\$18,895.93