

# Financial Reporting Package

Cobblestone HOA

5/1/2024 - 5/31/2024

**Cobblestone Homeowners Association Inc**  
**Balance Sheet**  
**5/31/2024**

**Assets**

Cash

1001002000 - Pacific Premier Bank	\$19,676.90
1001002001 - PPB - Construction Deposit	\$34,500.00
1003002000 - Pacific Premier Bank - Reserve	\$4,059.32
1003009200 - Fidelity Investments - Reserve	\$833,038.06

<u>Cash Total</u>	<u>\$891,274.28</u>
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Homeowner Receivables

1021000001 - Homeowner Receivables	\$7,801.31
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<u>Homeowner Receivables Total</u>	<u>\$7,801.31</u>
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Prepaid Expenses

1042000001 - Prepaid Insurance	\$2,171.86
1045000001 - Prepaid Legal/Retainer	\$290.00

<u>Prepaid Expenses Total</u>	<u>\$2,461.86</u>
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<i>Assets Total</i>		\$901,537.45
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**Liabilities and Equity**

Properties Payable

2012000001 - 2023 Insurance Claim #03-58-M866M	\$2,573.23
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<u>Properties Payable Total</u>	<u>\$2,573.23</u>
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Prepaid Dues/Deferred Revenue

2015000001 - Prepaid Dues	\$22,360.00
2015000006 - Deferred Revenue	\$81,247.00

<u>Prepaid Dues/Deferred Revenue Total</u>	<u>\$103,607.00</u>
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Security Deposits

2016000001 - Refundable Security Deposits	\$34,500.00
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<u>Security Deposits Total</u>	<u>\$34,500.00</u>
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<u>Retained Earnings</u>	\$734,825.91
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<u>Net Income</u>	\$26,031.31
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<i>Liabilities &amp; Equity Total</i>		\$901,537.45
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**Cobblestone Homeowners Association Inc**  
**Budget Comparison Report**  
**5/1/2024 - 5/31/2024**

	5/1/2024 - 5/31/2024			1/1/2024 - 5/31/2024			
	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	\$234,000.00	\$234,000.00	\$0.00	\$561,600.00
<u>Total HOA REVENUE</u>	\$46,800.00	\$46,800.00	\$0.00	\$234,000.00	\$234,000.00	\$0.00	\$561,600.00
<u>OTHER INCOME</u>							
4110000057 - Design Review Fees	\$0.00	\$1,083.33	(\$1,083.33)	\$8,100.00	\$5,416.65	\$2,683.35	\$13,000.00
4110000150 - Late Charges	\$41.93	\$416.67	(\$374.74)	\$1,143.47	\$2,083.35	(\$939.88)	\$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	\$24,605.00	\$24,605.00	\$0.00	\$59,052.00
<u>Total OTHER INCOME</u>	\$4,962.93	\$6,421.00	(\$1,458.07)	\$48,598.47	\$32,105.00	\$16,493.47	\$77,052.00
<b>Total Income</b>	\$51,762.93	\$53,221.00	(\$1,458.07)	\$282,598.47	\$266,105.00	\$16,493.47	\$638,652.00
<b>Expense</b>							
<u>PAYROLL EXPENSE</u>							
5001000135 - Gate Personnel	\$14,079.14	\$15,916.67	\$1,837.53	\$72,956.90	\$79,583.35	\$6,626.45	\$191,000.00
<u>Total PAYROLL EXPENSE</u>	\$14,079.14	\$15,916.67	\$1,837.53	\$72,956.90	\$79,583.35	\$6,626.45	\$191,000.00
<u>GENERAL &amp; ADMINISTRATIVE</u>							
6010000060 - Bad Debt Expense	\$0.00	\$416.67	\$416.67	\$0.00	\$2,083.35	\$2,083.35	\$5,000.00
6010000150 - Legal & Accounting Fees	\$773.50	\$500.00	(\$273.50)	\$1,578.00	\$2,500.00	\$922.00	\$6,000.00
6010000170 - Management Fees	\$3,450.00	\$3,500.00	\$50.00	\$17,250.00	\$17,500.00	\$250.00	\$42,000.00
6010000190 - Annual Meeting	\$1,003.33	\$500.00	(\$503.33)	\$6,725.18	\$2,500.00	(\$4,225.18)	\$6,000.00
6010000220 - Office Expense	\$261.31	\$500.00	\$238.69	\$1,971.23	\$2,500.00	\$528.77	\$6,000.00
6010000280 - Architectural Fees	\$500.00	\$1,083.33	\$583.33	\$6,000.00	\$5,416.65	(\$583.35)	\$13,000.00
<u>Total GENERAL &amp; ADMINISTRATIVE</u>	\$5,988.14	\$6,500.00	\$511.86	\$33,524.41	\$32,500.00	(\$1,024.41)	\$78,000.00
<u>UTILITIES</u>							
6040000100 - Electric	\$359.89	\$416.67	\$56.78	\$1,967.76	\$2,083.35	\$115.59	\$5,000.00
6040000500 - Water	\$1,099.62	\$741.67	(\$357.95)	\$3,594.65	\$3,708.35	\$113.70	\$8,900.00
6040000600 - Wifi/Internet/Phone	\$167.99	\$141.67	(\$26.32)	\$772.08	\$708.35	(\$63.73)	\$1,700.00
<u>Total UTILITIES</u>	\$1,627.50	\$1,300.01	(\$327.49)	\$6,334.49	\$6,500.05	\$165.56	\$15,600.00
<u>TAXES &amp; INSURANCE</u>							
6050000200 - Insurance/Fire Protection	\$313.51	\$375.00	\$61.49	\$1,165.19	\$1,875.00	\$709.81	\$4,500.00
6050000600 - Federal Income Tax	\$0.00	\$625.00	\$625.00	\$1,438.00	\$3,125.00	\$1,687.00	\$7,500.00
<u>Total TAXES &amp; INSURANCE</u>	\$313.51	\$1,000.00	\$686.49	\$2,603.19	\$5,000.00	\$2,396.81	\$12,000.00
<u>REPAIRS &amp; MAINTENANCE</u>							
6070000030 - Building Maintenance	\$4,728.38	\$1,141.67	(\$3,586.71)	\$7,597.31	\$5,708.35	(\$1,888.96)	\$13,700.00
6070000070 - Gatehouse Supplies/Equipment	(\$214.00)	\$83.33	\$297.33	\$104.93	\$416.65	\$311.72	\$1,000.00
6070000190 - Fountain Maintenance	\$246.61	\$208.33	(\$38.28)	\$2,552.98	\$1,041.65	(\$1,511.33)	\$2,500.00
6070000220 - Janitorial	\$840.00	\$0.00	(\$840.00)	\$640.00	\$0.00	(\$640.00)	\$0.00
6070000225 - Irrigation R&M	\$0.00	\$75.00	\$75.00	\$0.00	\$375.00	\$375.00	\$900.00
6070000230 - Landscaping-Contract	\$2,640.00	\$2,813.33	\$173.33	\$13,200.00	\$14,066.65	\$866.65	\$33,760.00
6070000236 - Landscaping -Trees	\$0.00	\$275.00	\$275.00	\$3,500.00	\$1,375.00	(\$2,125.00)	\$3,300.00
6070000240 - Lighting Supplies & Repairs	\$0.00	\$83.33	\$83.33	\$500.00	\$416.65	(\$83.35)	\$1,000.00
6070000270 - Paint - Mailbox Monuments	\$0.00	\$0.00	\$0.00	\$15,000.00	\$0.00	(\$15,000.00)	\$0.00

**Cobblestone Homeowners Association Inc**  
**Budget Comparison Report**  
**5/1/2024 - 5/31/2024**

	5/1/2024 - 5/31/2024			1/1/2024 - 5/31/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
6070000290 - Road Repair	\$0.00	\$208.33	\$208.33	\$0.00	\$1,041.65	\$1,041.65	\$2,500.00
6070000300 - Pest Control	\$251.00	\$345.83	\$94.83	\$636.00	\$1,729.15	\$1,093.15	\$4,150.00
6070000360 - Trash Collection Fees	\$4,500.00	\$4,921.00	\$421.00	\$22,500.00	\$24,605.00	\$2,105.00	\$59,052.00
<u>Total REPAIRS &amp; MAINTENANCE</u>	\$12,991.99	\$10,155.15	(\$2,836.84)	\$66,231.22	\$50,775.75	(\$15,455.47)	\$121,862.00
 <u>PROTECTIVE SERVICES</u>							
6090000100 - Alarm Service	\$2,308.70	\$1,916.67	(\$392.03)	\$11,165.50	\$9,583.35	(\$1,582.15)	\$23,000.00
6090000400 - Security Patrol	\$2,930.00	\$2,750.00	(\$180.00)	\$15,122.50	\$13,750.00	(\$1,372.50)	\$33,000.00
<u>Total PROTECTIVE SERVICES</u>	\$5,238.70	\$4,666.67	(\$572.03)	\$26,288.00	\$23,333.35	(\$2,954.65)	\$56,000.00
 <b>Total Expense</b>	\$40,238.98	\$39,538.50	(\$700.48)	\$207,938.21	\$197,692.50	(\$10,245.71)	\$474,462.00
 Operating Net Income	\$11,523.95	\$13,682.50	(\$2,158.55)	\$74,660.26	\$68,412.50	\$6,247.76	\$164,190.00
 <b>Reserve Income</b>							
<u>RESERVE INCOME</u>							
7000000400 - Reserve Interest Income	\$3,624.93	\$2,916.67	\$708.26	\$17,201.73	\$14,583.35	\$2,618.38	\$35,000.00
<u>Total RESERVE INCOME</u>	\$3,624.93	\$2,916.67	\$708.26	\$17,201.73	\$14,583.35	\$2,618.38	\$35,000.00
 <b>Total Reserve Income</b>	\$3,624.93	\$2,916.67	\$708.26	\$17,201.73	\$14,583.35	\$2,618.38	\$35,000.00
 <b>Reserve Expense</b>							
<u>RESERVE EXPENDITURES</u>							
7010000070 - Island Improvements - R	\$7,480.00	\$0.00	(\$7,480.00)	\$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
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>	\$7,480.00	\$0.00	(\$7,480.00)	\$65,830.68	\$0.00	(\$65,830.68)	\$181,700.00
 <b>Total Reserve Expense</b>	\$7,480.00	\$0.00	(\$7,480.00)	\$65,830.68	\$0.00	(\$65,830.68)	\$181,700.00
 Reserve Net Income	(\$3,855.07)	\$2,916.67	(\$6,771.74)	(\$48,628.95)	\$14,583.35	(\$63,212.30)	(\$146,700.00)
 Net Income	\$7,668.88	\$16,599.17	(\$8,930.29)	\$26,031.31	\$82,995.85	(\$56,964.54)	\$17,490.00

**Cobblestone Homeowners Association Inc**  
**Income Statement**  
**1/1/2024 - 5/31/2024**

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 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	\$234,000.00
<u>Total HOA REVENUE</u>	\$46,800.00	\$46,800.00	\$46,800.00	\$46,800.00	\$46,800.00	\$234,000.00
<u>OTHER INCOME</u>						
411000057 - Design Review Fees	\$0.00	\$0.00	\$2,500.00	\$5,600.00	\$0.00	\$8,100.00
4110000150 - Late Charges	\$657.50	\$222.34	\$361.19	(\$139.49)	\$41.93	\$1,143.47
4110000240 - Other	\$0.00	\$14,750.00	\$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	\$24,605.00
<u>Total OTHER INCOME</u>	\$5,578.50	\$19,893.34	\$7,782.19	\$10,381.51	\$4,962.93	\$48,598.47
<i>Total Income</i>	\$52,378.50	\$66,693.34	\$54,582.19	\$57,181.51	\$51,762.93	\$282,598.47
<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	\$72,956.90
<u>Total PAYROLL EXPENSE</u>	\$19,965.51	\$12,995.19	\$12,915.88	\$13,001.18	\$14,079.14	\$72,956.90
<u>GENERAL &amp; ADMINISTRATIVE</u>						
6010000010 - Accounting Fees	\$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
6010000150 - Legal & Accounting Fees	\$310.50	\$0.00	\$380.00	\$114.00	\$773.50	\$1,578.00
6010000170 - Management Fees	\$3,450.00	\$3,450.00	\$3,450.00	\$3,450.00	\$3,450.00	\$17,250.00
6010000190 - Annual Meeting	\$0.00	\$0.00	\$560.88	\$5,160.97	\$1,003.33	\$6,725.18
6010000220 - Office Expense	\$820.81	(\$214.90)	\$193.68	\$910.33	\$261.31	\$1,971.23
6010000230 - Copies/Printing	\$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
6010000270 - Postage	\$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	\$6,000.00
<u>Total GENERAL &amp; ADMINISTRATIVE</u>	\$4,581.31	\$3,235.10	\$4,584.56	\$15,135.30	\$5,988.14	\$33,524.41
<u>UTILITIES</u>						
6040000100 - Electric	\$492.99	\$314.67	\$353.97	\$446.24	\$359.89	\$1,967.76
6040000500 - Water	\$856.02	\$627.59	\$510.81	\$500.61	\$1,099.62	\$3,594.65
6040000600 - Wifi/Internet/Phone	\$152.98	\$4.49	\$294.94	\$151.68	\$167.99	\$772.08
<u>Total UTILITIES</u>	\$1,501.99	\$946.75	\$1,159.72	\$1,098.53	\$1,627.50	\$6,334.49

**Cobblestone Homeowners Association Inc**  
**Income Statement**  
**1/1/2024 - 5/31/2024**

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	YTD
<b><u>TAXES &amp; INSURANCE</u></b>						
6050000200 - Insurance/Fire Protection	\$212.92	\$212.92	\$212.92	\$212.92	\$313.51	\$1,165.19
6050000500 - State Income Tax	\$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	\$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>\$2,603.19</b>
<b><u>REPAIRS &amp; MAINTENANCE</u></b>						
6070000030 - Building Maintenance	\$763.20	\$2,105.73	\$0.00	\$0.00	\$4,728.38	\$7,597.31
6070000070 - Gatehouse Supplies/Equipment	\$0.00	\$0.00	\$104.56	\$214.37	(\$214.00)	\$104.93
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
6070000190 - Fountain Maintenance	\$545.84	\$1,188.92	\$311.61	\$260.00	\$246.61	\$2,552.98
6070000220 - Janitorial	\$0.00	\$200.00	(\$400.00)	\$0.00	\$840.00	\$640.00
6070000230 - Landscaping-Contract	\$2,640.00	\$2,640.00	\$2,640.00	\$2,640.00	\$2,640.00	\$13,200.00
6070000236 - Landscaping -Trees	\$0.00	\$0.00	\$0.00	\$3,500.00	\$0.00	\$3,500.00
6070000240 - Lighting Supplies & Repairs	\$0.00	\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
6070000270 - Paint - Mailbox Monuments	\$0.00	\$14,750.00	\$250.00	\$0.00	\$0.00	\$15,000.00
6070000300 - Pest Control	\$72.00	\$36.00	\$241.00	\$36.00	\$251.00	\$636.00
6070000360 - Trash Collection Fees	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$22,500.00
<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>\$66,231.22</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	\$11,165.50
6090000400 - Security Patrol	\$3,192.50	\$3,035.00	\$2,895.00	\$3,070.00	\$2,930.00	\$15,122.50
<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>\$26,288.00</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>\$207,938.21</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>\$74,660.26</b>
<b><u>Reserve Income</u></b>						
<b><u>RESERVE INCOME</u></b>						
7000000400 - Reserve Interest Income	\$3,737.53	\$2,971.17	\$3,605.84	\$3,262.26	\$3,624.93	\$17,201.73

**Cobblestone Homeowners Association Inc**  
**Income Statement**  
**1/1/2024 - 5/31/2024**

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	YTD
<u>Total RESERVE INCOME</u>	\$3,737.53	\$2,971.17	\$3,605.84	\$3,262.26	\$3,624.93	\$17,201.73
<i>Total Reserve Income</i>	\$3,737.53	\$2,971.17	\$3,605.84	\$3,262.26	\$3,624.93	\$17,201.73
<b>Reserve Expense</b>						
<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	\$0.00	\$0.00	\$0.00	\$7,643.84	\$7,480.00	\$15,123.84
7010000150 - Landscaping Updates - R	\$0.00	\$0.00	\$0.00	\$2,340.00	\$0.00	\$2,340.00
7010000165 - Monument Lanterns - R	\$0.00	\$0.00	\$40,016.84	\$0.00	\$0.00	\$40,016.84
7010000190 - Painting - R	\$8,350.00	\$250.00	(\$250.00)	\$0.00	\$0.00	\$8,350.00
<u>Total RESERVE EXPENDITURES</u>	\$8,350.00	\$250.00	\$39,766.84	\$9,983.84	\$7,480.00	\$65,830.68
<i>Total Reserve Expense</i>	\$8,350.00	\$250.00	\$39,766.84	\$9,983.84	\$7,480.00	\$65,830.68
 Reserve Net Income	 (\$4,612.47)	 \$2,721.17	 (\$36,161.00)	 (\$6,721.58)	 (\$3,855.07)	 (\$48,628.95)
 Net Income	 \$7,608.06	 \$20,760.20	 (\$13,176.76)	 \$3,170.93	 \$7,668.88	 \$26,031.31