

Financial Reporting Package

Cobblestone HOA

5/1/2022 - 5/31/2022

Cobblestone Homeowners Association Inc
Budget Comparison Report
5/1/2022 - 5/31/2022

	5/1/2022 - 5/31/2022			1/1/2022 - 5/31/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>HOA REVENUE</u>							
4025000100 - Assessments	\$43,246.66	\$43,246.66	\$0.00	\$216,233.34	\$216,233.34	\$0.00	\$518,960.00
<u>Total HOA REVENUE</u>	\$43,246.66	\$43,246.66	\$0.00	\$216,233.34	\$216,233.34	\$0.00	\$518,960.00
<u>OTHER INCOME</u>							
4110000057 - Design Review Fees	\$5,000.00	\$0.00	\$5,000.00	\$8,050.00	\$500.00	\$7,550.00	\$2,000.00
4110000120 - Insurance Proceeds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,883.00
4110000130 - Interest Income	\$118.13	\$0.00	\$118.13	\$130.09	\$0.00	\$130.09	\$0.00
4110000150 - Late Charges	\$0.00	\$0.00	\$0.00	\$2,133.56	\$50.00	\$2,083.56	\$200.00
4110000280 - Trash Collection Fees	\$4,287.33	\$4,287.33	\$0.00	\$21,436.69	\$21,436.69	\$0.00	\$51,448.00
<u>Total OTHER INCOME</u>	\$9,405.46	\$4,287.33	\$5,118.13	\$31,750.34	\$21,986.69	\$9,763.65	\$61,531.00
Total Income	\$52,652.12	\$47,533.99	\$5,118.13	\$247,983.68	\$238,220.03	\$9,763.65	\$580,491.00
Expense							
<u>PAYROLL EXPENSE</u>							
5001000135 - Gate Personnel	\$10,917.87	\$10,917.00	(\$0.87)	\$86,081.62	\$86,082.00	\$0.38	\$255,000.00
<u>Total PAYROLL EXPENSE</u>	\$10,917.87	\$10,917.00	(\$0.87)	\$86,081.62	\$86,082.00	\$0.38	\$255,000.00
<u>GENERAL & ADMINISTRATIVE</u>							
6010000060 - Bad Debt Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,968.00
6010000150 - Legal Fees	\$2,745.00	\$0.00	(\$2,745.00)	\$15,130.00	\$5,000.00	(\$10,130.00)	\$5,000.00
6010000170 - Management Fees	\$3,450.00	\$2,892.00	(\$558.00)	\$14,470.00	\$14,458.00	(\$12.00)	\$34,700.00
6010000220 - Office Expense	\$289.00	\$289.00	\$0.00	\$2,750.90	\$2,754.00	\$3.10	\$6,000.00
6010000280 - Professional Fees	\$0.00	\$0.00	\$0.00	\$8,050.00	\$2,000.00	(\$6,050.00)	\$2,000.00
6010000320 - Phones/Pagers	\$0.00	\$17.00	\$17.00	(\$57.98)	\$83.00	\$140.98	\$200.00
<u>Total GENERAL & ADMINISTRATIVE</u>	\$6,484.00	\$3,198.00	(\$3,286.00)	\$40,342.92	\$24,295.00	(\$16,047.92)	\$63,868.00
<u>UTILITIES</u>							
6040000100 - Electric	\$345.24	\$417.00	\$71.76	\$1,563.32	\$2,083.00	\$519.68	\$5,000.00
6040000500 - Water	\$739.51	\$1,700.00	\$960.49	\$4,497.93	\$8,500.00	\$4,002.07	\$20,400.00
6040000600 - Wifi/Internet	\$135.85	\$150.00	\$14.15	\$700.93	\$750.00	\$49.07	\$1,800.00
<u>Total UTILITIES</u>	\$1,220.60	\$2,267.00	\$1,046.40	\$6,762.18	\$11,333.00	\$4,570.82	\$27,200.00
<u>TAXES & INSURANCE</u>							
6050000200 - Property Insurance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,500.00
<u>Total TAXES & INSURANCE</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,500.00
<u>REPAIRS & MAINTENANCE</u>							
6070000030 - Building Maintenance	\$0.00	\$0.00	\$0.00	\$398.58	\$400.00	\$1.42	\$400.00
6070000070 - Gatehouse Supplies/Equipment	\$0.00	\$0.00	\$0.00	\$282.30	\$280.00	(\$2.30)	\$280.00
6070000080 - Clubhouse	\$360.00	\$0.00	(\$360.00)	\$360.00	\$0.00	(\$360.00)	\$0.00
6070000120 - Electrical	\$0.00	\$0.00	\$0.00	\$896.00	\$895.00	(\$1.00)	\$895.00
6070000160 - Equipment/Gate Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,000.00
6070000190 - Fountain Maintenance	\$160.00	\$208.00	\$48.00	\$840.00	\$1,041.00	\$201.00	\$2,500.00
6070000220 - Janitorial	\$200.00	\$180.00	(\$20.00)	\$920.00	\$900.00	(\$20.00)	\$2,160.00
6070000225 - Irrigation R&M	\$0.00	\$0.00	\$0.00	\$0.00	\$125.00	\$125.00	\$500.00

Cobblestone Homeowners Association Inc
Budget Comparison Report
5/1/2022 - 5/31/2022

	5/1/2022 - 5/31/2022			1/1/2022 - 5/31/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
6070000230 - Landscaping-Contract	\$2,480.00	\$2,800.00	\$320.00	\$12,435.00	\$14,000.00	\$1,565.00	\$33,600.00
6070000235 - Landscaping-Extras & Repairs	\$0.00	\$0.00	\$0.00	\$660.00	\$660.00	\$0.00	\$1,100.00
6070000236 - Landscaping -Trees	\$0.00	\$0.00	\$0.00	\$2,900.00	\$2,900.00	\$0.00	\$2,900.00
6070000260 - Other R&M	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,370.00
6070000270 - Paint/decorate	\$0.00	\$0.00	\$0.00	\$2,500.00	\$2,500.00	\$0.00	\$2,500.00
6070000290 - Road Repair	\$0.00	\$0.00	\$0.00	\$5,610.00	\$3,000.00	(\$2,610.00)	\$3,000.00
6070000300 - Pest Control	\$32.00	\$35.00	\$3.00	\$1,032.00	\$1,045.00	\$13.00	\$1,290.00
6070000360 - Rubbish Removal	\$3,889.52	\$3,885.00	(\$4.52)	\$19,447.60	\$19,425.00	(\$22.60)	\$46,620.00
<u>Total REPAIRS & MAINTENANCE</u>	\$7,121.52	\$7,108.00	(\$13.52)	\$48,281.48	\$47,171.00	(\$1,110.48)	\$105,115.00
<u>PROTECTIVE SERVICES</u>							
6090000100 - Alarm Service	\$1,956.40	\$2,083.00	\$126.60	\$9,782.00	\$10,415.00	\$633.00	\$25,000.00
6090000200 - Fire Protection	\$0.00	\$0.00	\$0.00	\$1,106.05	\$1,105.00	(\$1.05)	\$24,105.00
<u>Total PROTECTIVE SERVICES</u>	\$1,956.40	\$2,083.00	\$126.60	\$10,888.05	\$11,520.00	\$631.95	\$49,105.00
<u>RESERVE EXPENDITURES</u>							
7010000040 - Common Area Improvements - R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,883.00
7010000240 - Property Improvements - R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,613.00
<u>Total RESERVE EXPENDITURES</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,496.00
<u>OTHER NON-OPERATING EXPENSES</u>							
7050000600 - State Income Tax	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	(\$50.00)	\$0.00
<u>Total OTHER NON-OPERATING EXPENSES</u>	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	(\$50.00)	\$0.00
Total Expense	\$27,700.39	\$25,573.00	(\$2,127.39)	\$192,406.25	\$180,401.00	(\$12,005.25)	\$520,284.00
Operating Net Income	\$24,951.73	\$21,960.99	\$2,990.74	\$55,577.43	\$57,819.03	(\$2,241.60)	\$60,207.00
Net Income	\$24,951.73	\$21,960.99	\$2,990.74	\$55,577.43	\$57,819.03	(\$2,241.60)	\$60,207.00

Cobblestone Homeowners Association Inc
Balance Sheet
5/31/2022

Assets

Cash

1001002000 - Pacific Premier Bank	\$14,017.89
1001002001 - PPB - Construction Deposit	\$26,000.00
1003002000 - Pacific Premier Bank - Reserve	\$50,000.34
1003009200 - Fidelity Investments	\$351,970.86

<u>Cash Total</u>	\$441,989.09
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Homeowner Receivables

1021000001 - Homeowner Receivables	\$71,733.31
1021000005 - Allow For B/D	(\$55,595.76)

<u>Homeowner Receivables Total</u>	\$16,137.55
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Prepaid Expenses

1043000001 - Prepaid Other	\$23,000.00
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<u>Prepaid Expenses Total</u>	\$23,000.00
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Other Assets

1050000001 - Other Asset	\$114,684.03
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<u>Other Assets Total</u>	\$114,684.03
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<i>Assets Total</i>		\$595,810.67
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Liabilities and Equity

Accounts Payable

2011000002 - Accrued Expense	\$9,593.28
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<u>Accounts Payable Total</u>	\$9,593.28
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Prepaid Dues/Deferred Revenue

2015000001 - Prepaid Dues	\$22,849.03
2015000006 - Deferred Revenue	\$73,257.97

<u>Prepaid Dues/Deferred Revenue Total</u>	\$96,107.00
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Security Deposits

2016000001 - Refundable Security Deposits	\$26,000.00
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<u>Security Deposits Total</u>	\$26,000.00
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<u>Retained Earnings</u>	\$408,532.96
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<u>Net Income</u>	\$55,577.43
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<i>Liabilities & Equity Total</i>		\$595,810.67
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Cobblestone Homeowners Association Inc

Income Statement

1/1/2022 - 5/31/2022

	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	YTD
Income						
<u>HOA REVENUE</u>						
4025000100 - Assessments	\$43,246.67	\$43,246.67	\$43,246.67	\$43,246.67	\$43,246.66	\$216,233.34
<u>Total HOA REVENUE</u>	\$43,246.67	\$43,246.67	\$43,246.67	\$43,246.67	\$43,246.66	\$216,233.34
<u>OTHER INCOME</u>						
4110000057 - Design Review Fees	\$0.00	\$0.00	\$3,050.00	\$0.00	\$5,000.00	\$8,050.00
4110000130 - Interest Income	\$2.99	\$2.70	\$2.99	\$3.28	\$118.13	\$130.09
4110000150 - Late Charges	\$528.40	\$528.40	\$548.36	\$528.40	\$0.00	\$2,133.56
4110000240 - Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4110000280 - Trash Collection Fees	\$4,287.34	\$4,287.34	\$4,287.34	\$4,287.34	\$4,287.33	\$21,436.69
4110000350 - Utility Fees/Rubs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Total OTHER INCOME</u>	\$4,818.73	\$4,818.44	\$7,888.69	\$4,819.02	\$9,405.46	\$31,750.34
<i>Total Income</i>	\$48,065.40	\$48,065.11	\$51,135.36	\$48,065.69	\$52,652.12	\$247,983.68
Expense						
<u>PAYROLL EXPENSE</u>						
5001000135 - Gate Personnel	\$17,690.00	\$17,690.00	\$22,093.75	\$17,690.00	\$10,917.87	\$86,081.62
<u>Total PAYROLL EXPENSE</u>	\$17,690.00	\$17,690.00	\$22,093.75	\$17,690.00	\$10,917.87	\$86,081.62
<u>GENERAL & ADMINISTRATIVE</u>						
6010000010 - Accounting Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6010000150 - Legal Fees	\$0.00	\$330.00	\$4,545.00	\$7,510.00	\$2,745.00	\$15,130.00
6010000170 - Management Fees	\$2,755.00	\$2,755.00	\$2,755.00	\$2,755.00	\$3,450.00	\$14,470.00
6010000220 - Office Expense	\$78.49	\$328.03	\$723.01	\$1,332.37	\$289.00	\$2,750.90
6010000280 - Professional Fees	\$0.00	\$0.00	\$0.00	\$8,050.00	\$0.00	\$8,050.00
6010000320 - Phones/Pagers	\$22.97	(\$86.94)	\$5.99	\$0.00	\$0.00	(\$57.98)
<u>Total GENERAL & ADMINISTRATIVE</u>	\$2,856.46	\$3,326.09	\$8,029.00	\$19,647.37	\$6,484.00	\$40,342.92
<u>UTILITIES</u>						
6040000100 - Electric	\$313.98	\$308.61	\$308.99	\$286.50	\$345.24	\$1,563.32
6040000500 - Water	\$1,030.53	\$769.76	\$1,233.76	\$724.37	\$739.51	\$4,497.93
6040000600 - Wifi/Internet	\$173.05	\$135.70	\$120.48	\$135.85	\$135.85	\$700.93
<u>Total UTILITIES</u>	\$1,517.56	\$1,214.07	\$1,663.23	\$1,146.72	\$1,220.60	\$6,762.18
<u>TAXES & INSURANCE</u>						
6050000200 - Property Insurance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Total TAXES & INSURANCE</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>REPAIRS & MAINTENANCE</u>						

6070000030 - Building Maintenance	\$0.00	\$0.00	\$398.58	\$0.00	\$0.00	\$398.58
6070000070 - Gatehouse Supplies/Equipment	\$166.15	\$0.00	\$90.16	\$25.99	\$0.00	\$282.30
6070000080 - Clubhouse	\$0.00	\$0.00	\$0.00	\$0.00	\$360.00	\$360.00
6070000090 - Common Area Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6070000120 - Electrical	\$0.00	\$0.00	\$896.00	\$0.00	\$0.00	\$896.00
6070000190 - Fountain Maintenance	\$160.00	\$160.00	\$200.00	\$160.00	\$160.00	\$840.00
6070000220 - Janitorial	\$200.00	\$160.00	\$160.00	\$200.00	\$200.00	\$920.00
6070000230 - Landscaping-Contract	\$2,875.00	\$2,300.00	\$2,300.00	\$2,480.00	\$2,480.00	\$12,435.00
6070000235 - Landscaping-Extras & Repairs	\$660.00	\$0.00	\$0.00	\$0.00	\$0.00	\$660.00
6070000236 - Landscaping -Trees	\$0.00	\$0.00	\$2,900.00	\$0.00	\$0.00	\$2,900.00
6070000260 - Other R&M	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6070000270 - Paint/decorate	\$0.00	\$0.00	\$0.00	\$2,500.00	\$0.00	\$2,500.00
6070000290 - Road Repair	\$0.00	\$0.00	\$5,610.00	\$0.00	\$0.00	\$5,610.00
6070000300 - Pest Control	\$904.00	\$32.00	\$32.00	\$32.00	\$32.00	\$1,032.00
6070000360 - Rubbish Removal	\$3,889.52	\$3,889.52	\$3,889.52	\$3,889.52	\$3,889.52	\$19,447.60
<u>Total REPAIRS & MAINTENANCE</u>	<u>\$8,854.67</u>	<u>\$6,541.52</u>	<u>\$16,476.26</u>	<u>\$9,287.51</u>	<u>\$7,121.52</u>	<u>\$48,281.48</u>
 <u>PROTECTIVE SERVICES</u>						
6090000100 - Alarm Service	\$1,956.40	\$1,956.40	\$1,956.40	\$1,956.40	\$1,956.40	\$9,782.00
6090000200 - Fire Protection	\$0.00	\$0.00	\$0.00	\$1,106.05	\$0.00	\$1,106.05
<u>Total PROTECTIVE SERVICES</u>	<u>\$1,956.40</u>	<u>\$1,956.40</u>	<u>\$1,956.40</u>	<u>\$3,062.45</u>	<u>\$1,956.40</u>	<u>\$10,888.05</u>
 <u>OTHER NON-OPERATING EXPENSES</u>						
7050000600 - State Income Tax	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$50.00
<u>Total OTHER NON-OPERATING EXPENSES</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$50.00</u>	<u>\$0.00</u>	<u>\$50.00</u>
 <i>Total Expense</i>	 \$32,875.09	 \$30,728.08	 \$50,218.64	 \$50,884.05	 \$27,700.39	 \$192,406.25
 Operating Net Income	 \$15,190.31	 \$17,337.03	 \$916.72	 (\$2,818.36)	 \$24,951.73	 \$55,577.43
 Net Income	 \$15,190.31	 \$17,337.03	 \$916.72	 (\$2,818.36)	 \$24,951.73	 \$55,577.43