

Financial Reporting Package

Cobblestone HOA

11/1/2024 - 11/30/2024

Cobblestone Homeowners Association Inc
Balance Sheet
11/30/2024

Assets

Cash

1001002000 - Pacific Premier Bank	\$66,355.97
1001002001 - PPB - Construction Deposit	\$54,000.00
1003002000 - Pacific Premier Bank - Reserve	\$886.50
1003009200 - Fidelity Investments - Reserve	\$359,840.60

<u>Cash Total</u>	\$481,083.07
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Homeowner Receivables

1021000001 - Homeowner Receivables	\$9,926.57
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<u>Homeowner Receivables Total</u>	\$9,926.57
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Prepaid Expenses

1042000001 - Prepaid Insurance	\$503.25
1045000001 - Prepaid Legal/Retainer	\$200.00

<u>Prepaid Expenses Total</u>	\$703.25
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<i>Assets Total</i>	\$491,712.89
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Liabilities and Equity

Prepaid Dues/Deferred Revenue

2015000001 - Prepaid Dues	\$5,950.00
2015000006 - Deferred Revenue	\$51,721.00

<u>Prepaid Dues/Deferred Revenue Total</u>	\$57,671.00
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Security Deposits

2016000001 - Refundable Security Deposits	\$54,000.00
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<u>Security Deposits Total</u>	\$54,000.00
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<u>Retained Earnings</u>	\$734,825.91
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<u>Net Income</u>	(\$354,784.02)
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<i>Liabilities & Equity Total</i>	\$491,712.89
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Cobblestone Homeowners Association Inc
Budget Comparison Report
11/1/2024 - 11/30/2024

	11/1/2024 - 11/30/2024			1/1/2024 - 11/30/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>HOA REVENUE</u>							
4025000100 - Assessments	\$46,800.00	\$46,800.00	\$0.00	\$514,800.00	\$514,800.00	\$0.00	\$561,600.00
<u>Total HOA REVENUE</u>	\$46,800.00	\$46,800.00	\$0.00	\$514,800.00	\$514,800.00	\$0.00	\$561,600.00
 <u>OTHER INCOME</u>							
4110000055 - Default Notice - Postage	\$0.00	\$0.00	\$0.00	\$55.94	\$0.00	\$55.94	\$0.00
4110000057 - Design Review Fees	\$750.00	\$1,083.33	(\$333.33)	\$16,600.00	\$11,916.63	\$4,683.37	\$13,000.00
4110000150 - Late Charges	\$53.43	\$416.67	(\$363.24)	\$3,076.74	\$4,583.37	(\$1,506.63)	\$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	\$54,131.00	\$54,131.00	\$0.00	\$59,052.00
<u>Total OTHER INCOME</u>	\$5,724.43	\$6,421.00	(\$696.57)	\$88,613.68	\$70,631.00	\$17,982.68	\$77,052.00
 Total Income	 \$52,524.43	 \$53,221.00	 (\$696.57)	 \$603,413.68	 \$585,431.00	 \$17,982.68	 \$638,652.00
 Expense							
<u>PAYROLL EXPENSE</u>							
5001000135 - Gate Personnel	\$13,931.77	\$15,916.67	\$1,984.90	\$167,578.23	\$175,083.37	\$7,505.14	\$191,000.00
<u>Total PAYROLL EXPENSE</u>	\$13,931.77	\$15,916.67	\$1,984.90	\$167,578.23	\$175,083.37	\$7,505.14	\$191,000.00
 <u>GENERAL & ADMINISTRATIVE</u>							
6010000060 - Bad Debt Expense	\$0.00	\$416.67	\$416.67	\$0.00	\$4,583.37	\$4,583.37	\$5,000.00
6010000150 - Legal & Accounting Fees	\$1,998.00	\$500.00	(\$1,498.00)	\$17,983.00	\$5,500.00	(\$12,483.00)	\$6,000.00
6010000170 - Management Fees	\$3,450.00	\$3,500.00	\$50.00	\$37,950.00	\$38,500.00	\$550.00	\$42,000.00
6010000190 - Annual Meeting	\$0.00	\$500.00	\$500.00	\$6,725.18	\$5,500.00	(\$1,225.18)	\$6,000.00
6010000220 - Office Expense	\$455.14	\$500.00	\$44.86	\$8,124.53	\$5,500.00	(\$2,624.53)	\$6,000.00
6010000280 - Architectural Fees	\$0.00	\$1,083.33	\$1,083.33	\$14,350.00	\$11,916.63	(\$2,433.37)	\$13,000.00
<u>Total GENERAL & ADMINISTRATIVE</u>	\$5,903.14	\$6,500.00	\$596.86	\$85,132.71	\$71,500.00	(\$13,632.71)	\$78,000.00
 <u>UTILITIES</u>							
6040000100 - Electric	\$408.75	\$416.67	\$7.92	\$5,401.34	\$4,583.37	(\$817.97)	\$5,000.00
6040000500 - Water	\$1,505.36	\$741.67	(\$763.69)	\$13,097.52	\$8,158.37	(\$4,939.15)	\$8,900.00
6040000600 - Wifi/Internet/Phone	\$452.17	\$141.67	(\$310.50)	\$2,797.58	\$1,558.37	(\$1,239.21)	\$1,700.00
<u>Total UTILITIES</u>	\$2,366.28	\$1,300.01	(\$1,066.27)	\$21,296.44	\$14,300.11	(\$6,996.33)	\$15,600.00
 <u>TAXES & INSURANCE</u>							
6050000200 - Insurance/Fire Protection	\$655.45	\$375.00	(\$280.45)	\$3,934.12	\$4,125.00	\$190.88	\$4,500.00
6050000300 - Real Estate Taxes	\$0.00	\$0.00	\$0.00	\$47.08	\$0.00	(\$47.08)	\$0.00
6050000600 - Taxes (Fed/State/Property)	\$0.00	\$625.00	\$625.00	\$673.32	\$6,875.00	\$6,201.68	\$7,500.00
<u>Total TAXES & INSURANCE</u>	\$655.45	\$1,000.00	\$344.55	\$4,654.52	\$11,000.00	\$6,345.48	\$12,000.00
 <u>REPAIRS & MAINTENANCE</u>							
6070000030 - Building Maintenance	\$441.50	\$1,141.67	\$700.17	\$11,675.25	\$12,558.37	\$883.12	\$13,700.00
6070000070 - Gatehouse Supplies/Equipment	\$0.00	\$83.33	\$83.33	\$630.68	\$916.63	\$285.95	\$1,000.00
6070000160 - Equipment/Gate Repairs	\$120.00	\$0.00	(\$120.00)	\$120.00	\$0.00	(\$120.00)	\$0.00
6070000190 - Fountain Maintenance	\$195.00	\$208.33	\$13.33	\$5,154.20	\$2,291.63	(\$2,862.57)	\$2,500.00
6070000225 - Irrigation R&M	\$0.00	\$75.00	\$75.00	\$1,440.00	\$825.00	(\$615.00)	\$900.00
6070000230 - Landscaping-Contract	\$2,640.00	\$2,813.33	\$173.33	\$29,040.00	\$30,946.63	\$1,906.63	\$33,760.00

Cobblestone Homeowners Association Inc
Budget Comparison Report
11/1/2024 - 11/30/2024

	11/1/2024 - 11/30/2024			1/1/2024 - 11/30/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
6070000236 - Landscaping -Trees	\$0.00	\$275.00	\$275.00	\$6,165.00	\$3,025.00	(\$3,140.00)	\$3,300.00
6070000240 - Lighting Supplies & Repairs	\$77.00	\$83.33	\$6.33	\$672.32	\$916.63	\$244.31	\$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	\$2,291.63	\$2,291.63	\$2,500.00
6070000300 - Pest Control	\$39.00	\$345.83	\$306.83	\$2,077.00	\$3,804.13	\$1,727.13	\$4,150.00
6070000360 - Trash Collection Fees	\$4,900.00	\$4,921.00	\$21.00	\$50,700.00	\$54,131.00	\$3,431.00	\$59,052.00
<u>Total REPAIRS & MAINTENANCE</u>	\$8,412.50	\$10,155.15	\$1,742.65	\$122,674.45	\$111,706.65	(\$10,967.80)	\$121,862.00
<u>PROTECTIVE SERVICES</u>							
6090000100 - Alarm Service	\$2,314.70	\$1,916.67	(\$398.03)	\$24,525.70	\$21,083.37	(\$3,442.33)	\$23,000.00
6090000400 - Security Patrol	\$2,930.00	\$2,750.00	(\$180.00)	\$33,315.00	\$30,250.00	(\$3,065.00)	\$33,000.00
<u>Total PROTECTIVE SERVICES</u>	\$5,244.70	\$4,666.67	(\$578.03)	\$57,840.70	\$51,333.37	(\$6,507.33)	\$56,000.00
Total Expense	\$36,513.84	\$39,538.50	\$3,024.66	\$459,177.05	\$434,923.50	(\$24,253.55)	\$474,462.00
Operating Net Income	\$16,010.59	\$13,682.50	\$2,328.09	\$144,236.63	\$150,507.50	(\$6,270.87)	\$164,190.00
Reserve Income							
<u>RESERVE INCOME</u>							
7000000400 - Reserve Interest Income	\$1,303.50	\$2,916.67	(\$1,613.17)	\$34,005.95	\$32,083.37	\$1,922.58	\$35,000.00
<u>Total RESERVE INCOME</u>	\$1,303.50	\$2,916.67	(\$1,613.17)	\$34,005.95	\$32,083.37	\$1,922.58	\$35,000.00
Total Reserve Income	\$1,303.50	\$2,916.67	(\$1,613.17)	\$34,005.95	\$32,083.37	\$1,922.58	\$35,000.00
Reserve Expense							
<u>RESERVE EXPENDITURES</u>							
7010000040 - Common Area Improvements - R	\$0.00	\$0.00	\$0.00	\$3,963.23	\$0.00	(\$3,963.23)	\$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	\$0.00	\$0.00	\$0.00	\$1,800.69	\$0.00	(\$1,800.69)	\$0.00
7010000190 - Painting - R	\$0.00	\$0.00	\$0.00	\$8,975.00	\$0.00	(\$8,975.00)	\$0.00
7010000277 - Roads- R	\$2,175.00	\$0.00	(\$2,175.00)	\$460,807.00	\$0.00	(\$460,807.00)	\$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>	\$2,175.00	\$0.00	(\$2,175.00)	\$533,026.60	\$0.00	(\$533,026.60)	\$181,700.00
Total Reserve Expense	\$2,175.00	\$0.00	(\$2,175.00)	\$533,026.60	\$0.00	(\$533,026.60)	\$181,700.00
Reserve Net Income	(\$871.50)	\$2,916.67	(\$3,788.17)	(\$499,020.65)	\$32,083.37	(\$531,104.02)	(\$146,700.00)
Net Income	\$15,139.09	\$16,599.17	(\$1,460.08)	(\$354,784.02)	\$182,590.87	(\$537,374.89)	\$17,490.00

Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	YTD
\$46,800.00	\$46,800.00	\$46,800.00	\$46,800.00	\$46,800.00	\$46,800.00	\$46,800.00	\$46,800.00	\$46,800.00	\$46,800.00	\$46,800.00	\$514,800.00
\$46,800.00	\$46,800.00	\$46,800.00	\$46,800.00	\$46,800.00	\$46,800.00	\$46,800.00	\$46,800.00	\$46,800.00	\$46,800.00	\$46,800.00	\$514,800.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17.38	\$0.00	\$28.92	\$9.64	\$0.00	\$55.94
\$0.00	\$0.00	\$2,500.00	\$5,600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,000.00	\$750.00	\$750.00	\$16,600.00
\$630.58	\$222.34	\$361.19	(\$139.49)	\$41.93	\$46.73	\$2,160.00	(\$433.27)	(\$138.03)	\$271.33	\$53.43	\$3,076.74
\$0.00	\$14,750.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$14,750.00
\$4,921.00	\$4,921.00	\$4,921.00	\$4,921.00	\$4,921.00	\$4,921.00	\$4,921.00	\$4,921.00	\$4,921.00	\$4,921.00	\$4,921.00	\$54,131.00
\$5,551.58	\$19,893.34	\$7,782.19	\$10,381.51	\$4,962.93	\$4,967.73	\$7,098.38	\$4,487.73	\$11,811.89	\$5,951.97	\$5,724.43	\$88,613.68
\$52,351.58	\$66,693.34	\$54,582.19	\$57,181.51	\$51,762.93	\$51,767.73	\$53,898.38	\$51,287.73	\$58,611.89	\$52,751.97	\$52,524.43	\$603,413.68
E											
\$19,965.51	\$12,995.19	\$12,915.88	\$13,001.18	\$14,079.14	\$15,792.80	\$21,861.28	\$14,825.72	\$13,990.10	\$14,219.66	\$13,931.77	\$167,578.23
\$19,965.51	\$12,995.19	\$12,915.88	\$13,001.18	\$14,079.14	\$15,792.80	\$21,861.28	\$14,825.72	\$13,990.10	\$14,219.66	\$13,931.77	\$167,578.23
N											
ISTRATIVE											
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$310.50	\$0.00	\$380.00	\$114.00	\$773.50	\$1,784.50	\$3,165.00	\$1,837.00	\$3,476.00	\$4,144.50	\$1,998.00	\$17,983.00
\$3,450.00	\$3,450.00	\$3,450.00	\$3,450.00	\$3,450.00	\$3,450.00	\$3,450.00	\$3,450.00	\$3,450.00	\$3,450.00	\$3,450.00	\$37,950.00
\$0.00	\$0.00	\$560.88	\$5,160.97	\$1,003.33	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,725.18
\$820.81	(\$214.90)	\$193.68	\$910.33	\$261.31	\$287.94	\$2,272.16	\$1,687.93	\$752.52	\$697.61	\$455.14	\$8,124.53
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00	\$5,500.00	\$500.00	\$0.00	\$1,300.00	\$500.00	\$0.00	\$6,550.00	\$0.00	\$14,350.00
\$4,581.31	\$3,235.10	\$4,584.56	\$15,135.30	\$5,988.14	\$5,522.44	\$10,187.16	\$7,474.93	\$7,678.52	\$14,842.11	\$5,903.14	\$85,132.71
\$492.99	\$314.67	\$353.97	\$446.24	\$359.89	\$270.83	\$868.27	\$590.76	\$660.95	\$634.02	\$408.75	\$5,401.34
\$856.02	\$627.59	\$510.81	\$500.61	\$1,099.62	\$1,176.84	\$1,463.11	\$1,500.12	\$1,447.50	\$2,409.94	\$1,505.36	\$13,097.52
\$152.98	\$4.49	\$294.94	\$151.68	\$167.99	\$223.33	\$223.65	\$223.65	\$221.01	\$681.69	\$452.17	\$2,797.58
\$1,501.99	\$946.75	\$1,159.72	\$1,098.53	\$1,627.50	\$1,671.00	\$2,555.03	\$2,314.53	\$2,329.46	\$3,725.65	\$2,366.28	\$21,296.44
CE											
\$212.92	\$212.92	\$212.92	\$212.92	\$313.51	\$313.51	\$313.51	\$586.05	\$313.51	\$586.90	\$655.45	\$3,934.12

[illegible]

Cobblestone Homeowners Association Inc
Income Statement
1/1/2024 - 11/30/2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	YTD
7010000170 - Lighting - R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,800.69	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,800.69
7010000190 - Painting - R	\$8,350.00	\$250.00	(\$250.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$625.00	\$0.00	\$8,975.00
7010000277 - Roads- R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$37,939.00	\$179,245.00	\$241,448.00	\$2,175.00	\$460,807.00
<u>Total RESERVE EXPENDITURES</u>	\$8,350.00	\$250.00	\$39,766.84	\$9,983.84	\$7,480.00	\$3,174.50	\$2,589.42	\$37,939.00	\$179,245.00	\$242,073.00	\$2,175.00	\$533,026.60
<i>Total Reserve Expense</i>	\$8,350.00	\$250.00	\$39,766.84	\$9,983.84	\$7,480.00	\$3,174.50	\$2,589.42	\$37,939.00	\$179,245.00	\$242,073.00	\$2,175.00	\$533,026.60
Reserve Net Income	(\$4,612.47)	\$2,721.17	(\$36,161.00)	(\$6,721.58)	(\$3,855.07)	\$18.25	\$1,682.51	(\$34,531.53)	(\$176,393.45)	(\$240,295.98)	(\$871.50)	(\$499,020.65)
Net Income	\$7,581.14	\$20,760.20	(\$13,176.76)	\$3,170.93	\$7,668.88	\$13,283.83	\$5,517.37	(\$21,563.55)	(\$157,015.00)	(\$236,150.15)	\$15,139.09	(\$354,784.02)