

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	
Cash Total	\$481,083.07	
Homeowner Receivables		
1021000001 - Homeowner Receivables	\$9,926.57	
Homeowner Receivables Total	\$9,926.57	
Prepaid Expenses		
1042000001 - Prepaid Insurance	\$503.25	
1045000001 - Prepaid Legal/Retainer	\$200.00	
Prepaid Expenses Total	\$703.25	
Assets Total		\$491,712.89
Assets Total Liabilities and Equity		\$491,712.89
		\$491,712.89
Liabilities and Equity	\$5,950.00	\$491,712.89
Liabilities and Equity Prepaid Dues/Deferred Revenue	\$5,950.00 \$51,721.00	\$491,712.89
Liabilities and Equity Prepaid Dues/Deferred Revenue 2015000001 - Prepaid Dues		\$491,712.89
Liabilities and Equity Prepaid Dues/Deferred Revenue 2015000001 - Prepaid Dues 2015000006 - Deferred Revenue	\$51,721.00	\$491,712.89
Liabilities and Equity Prepaid Dues/Deferred Revenue 2015000001 - Prepaid Dues 2015000006 - Deferred Revenue Prepaid Dues/Deferred Revenue Total	\$51,721.00	\$491,712.89
Liabilities and Equity Prepaid Dues/Deferred Revenue 2015000001 - Prepaid Dues 2015000006 - Deferred Revenue Prepaid Dues/Deferred Revenue Total Security Deposits	\$51,721.00 \$57,671.00	\$491,712.89
Liabilities and Equity Prepaid Dues/Deferred Revenue 2015000001 - Prepaid Dues 2015000006 - Deferred Revenue Prepaid Dues/Deferred Revenue Total Security Deposits 20160000001 - Refundable Security Deposits	\$51,721.00 \$57,671.00 \$54,000.00	\$491,712.89
Liabilities and Equity Prepaid Dues/Deferred Revenue 2015000001 - Prepaid Dues 2015000006 - Deferred Revenue Prepaid Dues/Deferred Revenue Total Security Deposits 2016000001 - Refundable Security Deposits Security Deposits Total	\$51,721.00 \$57,671.00 \$54,000.00 \$54,000.00	\$491,712.89

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

	11/1/2	2024 - 11/30	/2024	1/1/2			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
HOA REVENUE							
4025000100 - Assessments	\$46,800.00	\$46,800.00	\$0.00	\$514,800.00	\$514,800.00	\$0.00	\$561,600.00
Total HOA REVENUE	\$46,800.00	\$46,800.00	\$0.00	\$514,800.00	\$514,800.00	\$0.00	\$561,600.00
OTHER INCOME							
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
Total OTHER INCOME	\$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							
PAYROLL EXPENSE	\$40.004.77	* 45.040.07	#4.004.00	¢407 F70 00	#475 000 07	Φ7. F0.F. 4.4	# 404 000 00
5001000135 - Gate Personnel	\$13,931.77	-	\$1,984.90	\$167,578.23		\$7,505.14	\$191,000.00
Total PAYROLL EXPENSE	\$13,931.77	\$15,916.67	\$1,984.90	\$167,578.23	\$175,083.37	\$7,505.14	\$191,000.00
GENERAL & ADMINISTRATIVE							
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		(\$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
Total GENERAL & ADMINISTRATIVE	\$5,903.14	\$6,500.00	\$596.86	\$85,132.71	\$71,500.00	(\$13,632.71)	\$78,000.00
<u>UTILITIES</u>	* 400 7 7	* * * * * * * * * * * * * * * * * * *	47.00	\$5.404.04	44.500.05	(0.47.07)	45.000.00
604000100 - 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
604000600 - Wifi/Internet/Phone	\$452.17	\$141.67	(\$310.50)	\$2,797.58	\$1,558.37	(\$1,239.21)	\$1,700.00
Total UTILITIES	\$2,366.28	\$1,300.01	(\$1,066.27)	\$21,296.44	\$14,300.11	(\$6,996.33)	\$15,600.00
TAXES & INSURANCE							
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
Total TAXES & INSURANCE	\$655.45	\$1,000.00	\$344.55	\$4,654.52	\$11,000.00	\$6,345.48	\$12,000.00
REPAIRS & MAINTENANCE							
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			1/1/2			
	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)	
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
Total REPAIRS & MAINTENANCE	\$8,412.50	\$10,155.15	\$1,742.65	\$122,674.45	\$111,706.65	(\$10,967.80)	\$121,862.00
PROTECTIVE SERVICES							
6090000100 - Alarm Service	\$2,314.70		(\$398.03)	\$24,525.70	\$21,083.37	(\$3,442.33)	
6090000400 - Security Patrol	\$2,930.00	\$2,750.00	(\$180.00)	\$33,315.00	\$30,250.00	(\$3,065.00)	\$33,000.00
Total PROTECTIVE SERVICES	\$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 RESERVE INCOME							
700000400 - Reserve Interest Income	\$1,303.50	\$2 Q16 67	(\$1,613.17)	\$34,005.95	\$32,083.37	\$1,922.58	\$35,000.00
	\$1,303.50		(\$1,613.17)	\$34,005.95	\$32,083.37		
Total RESERVE INCOME	φ1,303.30	\$2,910.07	(\$1,013.17)	φ34,005.95 	φ32,063.37	φ1,922.36	φ35,000.00
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							
RESERVE EXPENDITURES							
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)	
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
Total RESERVE EXPENDITURES	\$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

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

March Care Mar		Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	YTD
March Marc	Income												
Part		****	***	***	*40.000.00	*40.000.00	****	* 40.000.00	***	440.000.00	*40.000.00	***	* 544 000 00
Control Cont	Assessments												
H-10000055- H-10000057- H-1000057-		\$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
Default Michign													
Hologop Free	Default Notice -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17.38	\$0.00	\$28.92	\$9.64	\$0.00	\$55.94
Charges Section Sect	4110000057 - Design Review	\$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
Collection Face St. St. Line St. St. St. St. St. St. St. St. St. St. St. St. St. St. St. St. St. St. St. St.	4110000240 - Other		\$14,750.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$14,750.00
Second S	Collection Fees	\$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
Expense PAYROLL EXPENSE S01000135 - Gate \$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 \$14,219.65 \$13,931.77 \$167,578.23 \$100000135 - Gate \$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 \$14,219.65 \$13,931.77 \$167,578.23 \$100000135 - Gate \$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 \$14,219.65 \$13,931.77 \$167,578.23 \$100000135 - Gate \$10000010 - \$0.00 \$0.00		\$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
Part	Total Income	\$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
Part	Expense												
Personnel 319.905.51 \$12.995.89 \$12.995.89 \$13.001.18 \$14.0791.4 \$15.792.80 \$21.801.28 \$14.825.72 \$13.990.10 \$14.219.66 \$13.931.77 \$167.5782.87 \$10.00000000000000000000000000000000000	PAYROLL EXPENS												
Symbol S	Personnel	\$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
Accounting Fees 6010000110 - Dues 8 30.00 \$0.00		<u>IISTRATIVE</u>											
8 Subscriptions 50.00 \$0		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8 Accounting Fees 6010000170 - \$4,50.00 \$3,450		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6010000230 - CopiesPrinting S0.00		\$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
G010000220 - Office September Septem	6010000170 -	\$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
G010000220 - Office Sezue	6010000190 -	\$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
G010000230	6010000220 - Office	\$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
Solid General Residence Solid So	6010000230 -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Section Sect	6010000260 -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
School S	6010000270 -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total GENERAL & \$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 \$	6010000280 -	\$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
604000100 - \$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 Electric \$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 \$040000600 - \$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 \$1041 UTILLITIES \$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 \$13.097.52 \$105000200 - \$105000200 - \$1050000200 - \$1050000200 - \$1050000200 - \$1050000200 - \$1050000200 - \$1050000200 - \$1050000200 - \$1050000200 - \$1050000200 - \$1050000200 - \$1050000200 - \$10500000200 - \$10500000200 - \$10500000200 - \$105000000000 - \$105000000000 - \$105000000000 - \$1050000000000 - \$105000000000 - \$1050000000000 - \$1050000000000 - \$1050000000000 - \$1050000000000 - \$10500000000000 - \$1050000000000 - \$10500000000000 - \$1050000000000 - \$10500000000000 - \$10500000000000 - \$10500000000000 - \$10500000000000 - \$10500000000000000000000000000000000000	Total GENERAL &	\$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
604000100 - \$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 \$1,000500 - \$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 \$1,0000500 - \$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 \$13,00000000 - \$1,000	UTILITIES												
Water \$886.02 \$027.59 \$510.81 \$500.61 \$1,099.02 \$1,176.84 \$1,465.11 \$1,500.12 \$1,447.50 \$2,409.94 \$1,505.36 \$13,097.52 \$10,00000000 - Wifi/Internet/Phone \$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 \$10,000000000 - \$1,000000000 - \$1,000000000 - \$1,0000000000 - \$1,0000000000 - \$1,0000000000 - \$1,0000000000 - \$1,0000000000 - \$1,0000000000 - \$1,0000000000 - \$1,0000000000 - \$1,0000000000 - \$1,0000000000 - \$1,0000000000 - \$1,0000000000 - \$1,0000000000 - \$1,0000000000 - \$1,000000000000 - \$1,000000000000000000000000000000000000	6040000100 -	\$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
Wifi/Internet/Phone \$152.98 \$4.49 \$294.94 \$151.68 \$167.99 \$223.33 \$223.65 \$223	6040000500 -	\$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
TAXES & INSURANCE 605000200 - Insurance/Fire \$212.92 \$212.92 \$212.92 \$313.51 \$313.51 \$313.51 \$586.05 \$313.51 \$586.90 \$655.45 \$3,934.12 Protection 605000300 - Real Estate Taxes \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$47.08 \$0.00 \$47.08 605000500 - State Income Tax \$0.00 \$0.		\$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
605000200 - Insurance/Fire \$212.92 \$212.92 \$212.92 \$212.92 \$313.51 \$313.51 \$586.05 \$313.51 \$586.90 \$655.45 \$3,934.12 Protection 605000300 - Real Estate Taxes \$0.00 \$0.0	Total UTILITIES	\$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
Insurance/Fire \$212.92 \$212.92 \$212.92 \$212.92 \$313.51 \$313.51 \$386.05 \$313.51 \$586.90 \$655.45 \$3,934.12		CE											
Estate Taxes \$0.00	Insurance/Fire Protection	\$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
Income Tax \$0.00 \$		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$47.08	\$0.00	\$47.08
Taxes \$0.00 \$0.00 \$0.00 \$1,438.00 \$0.00 \$0.00 \$1,100.00) \$335.32 \$0.00 \$0.00 \$0.00 \$673.32 (Fed/State/Property) Total TAXES & \$212.92 \$212.92 \$212.92 \$1650.92 \$313.51 \$313.51 \$313.51 \$633.98 \$655.45 \$4654.52	Income Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total TAXES & \$212.02 \$212.02 \$212.02 \$1.650.02 \$313.51 \$313.51 \$2313.51 \$633.08 \$655.45 \$4.654.62	Taxes		\$0.00	\$0.00	\$1,438.00	\$0.00	\$0.00	(\$1,100.00)	\$335.32	\$0.00	\$0.00	\$0.00	\$673.32
	Total TAXES &		\$212.92	\$212.92	\$1,650.92	\$313.51	\$313.51	(\$786.49)	\$921.37	\$313.51	\$633.98	\$655.45	\$4,654.52

REPAIRS & MAINTENANCE

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
6070000030 - Building Maintenance	\$763.20	\$2,105.73	\$0.00	\$0.00	\$4,728.38	\$536.33	\$0.00	\$1,200.00	\$1,350.00	\$550.11	\$441.50	\$11,675.25
6070000070 - Gatehouse Supplies/Equipment	\$0.00	\$0.00	\$104.56	\$214.37	(\$214.00)	\$525.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$630.68
6070000090 - Common Area Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6070000120 - Electrical 6070000160 -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Equipment/Gate Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$120.00	\$120.00
6070000190 - Fountain Maintenance	\$545.84	\$1,188.92	\$311.61	\$260.00	\$246.61	\$764.12	\$270.34	\$357.50	\$635.65	\$378.61	\$195.00	\$5,154.20
6070000220 - Janitorial	\$0.00	\$200.00	(\$400.00)	\$0.00	\$840.00	\$200.00	\$160.00	(\$1,000.00)	\$0.00	\$0.00	\$0.00	\$0.00
6070000225 - Irrigation R&M	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,170.00	\$90.00	\$180.00	\$0.00	\$1,440.00
6070000230 - Landscaping- Contract	\$2,640.00	\$2,640.00	\$2,640.00	\$2,640.00	\$2,640.00	\$2,640.00	\$2,640.00	\$2,640.00	\$2,640.00	\$2,640.00	\$2,640.00	\$29,040.00
6070000235 - Landscaping-Extras & Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$660.00	\$810.00	(\$1,470.00)	\$0.00	\$0.00	\$0.00	\$0.00
6070000236 - Landscaping -Trees	\$0.00	\$0.00	\$0.00	\$3,500.00	\$0.00	\$0.00	\$2,665.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,165.00
6070000240 - Lighting Supplies & Repairs	\$0.00	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$95.32	\$77.00	\$672.32
6070000270 - Paint - Mailbox Monuments	\$0.00	\$14,750.00	\$250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,000.00
6070000300 - Pest Control	\$72.00	\$36.00	\$241.00	\$36.00	\$251.00	\$36.00	\$36.00	\$36.00	\$36.00	\$1,258.00	\$39.00	\$2,077.00
6070000360 - Trash Collection Fees	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,900.00	\$4,900.00	\$4,900.00	\$50,700.00
Total REPAIRS & MAINTENANCE	\$8,521.04	\$25,920.65	\$7,647.17	\$11,150.37	\$12,991.99	\$9,862.20	\$11,081.34	\$7,433.50	\$9,651.65	\$10,002.04	\$8,412.50	\$122,674.45
PROTECTIVE SER	<u>VICES</u>											
6090000100 - Alarm Service	\$2,182.70	\$2,308.70	\$2,182.70	\$2,182.70	\$2,308.70	\$2,182.70	\$2,182.70	\$2,314.70	\$2,182.70	\$2,182.70	\$2,314.70	\$24,525.70
6090000400 - Security Patrol Total PROTECTIVE	\$3,192.50	\$3,035.00	\$2,895.00	\$3,070.00	\$2,930.00	\$3,157.50	\$2,982.50	\$3,035.00	\$3,087.50	\$3,000.00	\$2,930.00	\$33,315.00
SERVICES	\$5,375.20	\$5,343.70	\$5,077.70	\$5,252.70	\$5,238.70	\$5,340.20	\$5,165.20	\$5,349.70	\$5,270.20	\$5,182.70	\$5,244.70	\$57,840.70
Total Expense	\$40,157.97	\$48,654.31	\$31,597.95	\$47,289.00	\$40,238.98	\$38,502.15	\$50,063.52	\$38,319.75	\$39,233.44	\$48,606.14	\$36,513.84	\$459,177.05
Operating Net Income	\$12,193.61	\$18,039.03	\$22,984.24	\$9,892.51	\$11,523.95	\$13,265.58	\$3,834.86	\$12,967.98	\$19,378.45	\$4,145.83	\$16,010.59	\$144,236.63
Reserve Income												
700000400 - Reserve Interest Income	\$3,737.53	\$2,971.17	\$3,605.84	\$3,262.26	\$3,624.93	\$3,192.75	\$4,271.93	\$3,407.47	\$2,851.55	\$1,777.02	\$1,303.50	\$34,005.95
Total RESERVE INCOME	\$3,737.53	\$2,971.17	\$3,605.84	\$3,262.26	\$3,624.93	\$3,192.75	\$4,271.93	\$3,407.47	\$2,851.55	\$1,777.02	\$1,303.50	\$34,005.95
Total Reserve Income	\$3,737.53	\$2,971.17	\$3,605.84	\$3,262.26	\$3,624.93	\$3,192.75	\$4,271.93	\$3,407.47	\$2,851.55	\$1,777.02	\$1,303.50	\$34,005.95
Reserve Expense RESERVE EXPEND	DITURES											
7010000040 - Common Area Improvements - R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,373.81	\$2,589.42	\$0.00	\$0.00	\$0.00	\$0.00	\$3,963.23
7010000070 - Island	\$0.00	\$0.00	\$0.00	\$7,643.84	\$7,480.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,123.84
Improvements - R 7010000150 - Landscaping Updates - R	\$0.00	\$0.00	\$0.00	\$2,340.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,340.00
7010000165 - Monument Lanterns - R	\$0.00	\$0.00	\$40,016.84	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40,016.84

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
Total RESERVE EXPENDITURES	\$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
Total Reserve Expense	\$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)