

Financial Reporting Package

Cobblestone HOA

10/1/2024 - 10/31/2024

Cobblestone Homeowners Association Inc
Balance Sheet
10/31/2024

Assets

Cash

1001002000 - Pacific Premier Bank	\$99,294.52
1001002001 - PPB - Construction Deposit	\$54,000.00
1003002000 - Pacific Premier Bank - Reserve	\$886.32
1003009200 - Fidelity Investments - Reserve	\$358,537.28

<u>Cash Total</u>	\$512,718.12
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Homeowner Receivables

1021000001 - Homeowner Receivables	\$9,873.14
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<u>Homeowner Receivables Total</u>	\$9,873.14
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Prepaid Expenses

1042000001 - Prepaid Insurance	\$603.54
1043000001 - Prepaid Other	\$4,900.00
1045000001 - Prepaid Legal/Retainer	\$200.00

<u>Prepaid Expenses Total</u>	\$5,703.54
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<i>Assets Total</i>	\$528,294.80
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Liabilities and Equity

Prepaid Dues/Deferred Revenue

2015000001 - Prepaid Dues	\$5,950.00
2015000006 - Deferred Revenue	\$103,442.00

<u>Prepaid Dues/Deferred Revenue Total</u>	\$109,392.00
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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>	(\$369,923.11)
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<i>Liabilities & Equity Total</i>	\$528,294.80
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Cobblestone Homeowners Association Inc
Budget Comparison Report
10/1/2024 - 10/31/2024

	10/1/2024 - 10/31/2024			1/1/2024 - 10/31/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>HOA REVENUE</u>							
4025000100 - Assessments	\$46,800.00	\$46,800.00	\$0.00	\$468,000.00	\$468,000.00	\$0.00	\$561,600.00
<u>Total HOA REVENUE</u>	\$46,800.00	\$46,800.00	\$0.00	\$468,000.00	\$468,000.00	\$0.00	\$561,600.00
 <u>OTHER INCOME</u>							
4110000055 - Default Notice - Postage	\$9.64	\$0.00	\$9.64	\$55.94	\$0.00	\$55.94	\$0.00
4110000057 - Design Review Fees	\$750.00	\$1,083.33	(\$333.33)	\$15,850.00	\$10,833.30	\$5,016.70	\$13,000.00
4110000150 - Late Charges	\$271.33	\$416.67	(\$145.34)	\$3,023.31	\$4,166.70	(\$1,143.39)	\$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	\$49,210.00	\$49,210.00	\$0.00	\$59,052.00
<u>Total OTHER INCOME</u>	\$5,951.97	\$6,421.00	(\$469.03)	\$82,889.25	\$64,210.00	\$18,679.25	\$77,052.00
 Total Income	 \$52,751.97	 \$53,221.00	 (\$469.03)	 \$550,889.25	 \$532,210.00	 \$18,679.25	 \$638,652.00
 Expense							
<u>PAYROLL EXPENSE</u>							
5001000135 - Gate Personnel	\$14,219.66	\$15,916.67	\$1,697.01	\$153,646.46	\$159,166.70	\$5,520.24	\$191,000.00
<u>Total PAYROLL EXPENSE</u>	\$14,219.66	\$15,916.67	\$1,697.01	\$153,646.46	\$159,166.70	\$5,520.24	\$191,000.00
 <u>GENERAL & ADMINISTRATIVE</u>							
6010000060 - Bad Debt Expense	\$0.00	\$416.67	\$416.67	\$0.00	\$4,166.70	\$4,166.70	\$5,000.00
6010000150 - Legal & Accounting Fees	\$4,144.50	\$500.00	(\$3,644.50)	\$15,985.00	\$5,000.00	(\$10,985.00)	\$6,000.00
6010000170 - Management Fees	\$3,450.00	\$3,500.00	\$50.00	\$34,500.00	\$35,000.00	\$500.00	\$42,000.00
6010000190 - Annual Meeting	\$0.00	\$500.00	\$500.00	\$6,725.18	\$5,000.00	(\$1,725.18)	\$6,000.00
6010000220 - Office Expense	\$697.61	\$500.00	(\$197.61)	\$7,669.39	\$5,000.00	(\$2,669.39)	\$6,000.00
6010000280 - Architectural Fees	\$6,550.00	\$1,083.33	(\$5,466.67)	\$14,350.00	\$10,833.30	(\$3,516.70)	\$13,000.00
<u>Total GENERAL & ADMINISTRATIVE</u>	\$14,842.11	\$6,500.00	(\$8,342.11)	\$79,229.57	\$65,000.00	(\$14,229.57)	\$78,000.00
 <u>UTILITIES</u>							
6040000100 - Electric	\$634.02	\$416.67	(\$217.35)	\$4,992.59	\$4,166.70	(\$825.89)	\$5,000.00
6040000500 - Water	\$2,409.94	\$741.67	(\$1,668.27)	\$11,592.16	\$7,416.70	(\$4,175.46)	\$8,900.00
6040000600 - Wifi/Internet/Phone	\$681.69	\$141.67	(\$540.02)	\$2,345.41	\$1,416.70	(\$928.71)	\$1,700.00
<u>Total UTILITIES</u>	\$3,725.65	\$1,300.01	(\$2,425.64)	\$18,930.16	\$13,000.10	(\$5,930.06)	\$15,600.00
 <u>TAXES & INSURANCE</u>							
6050000200 - Insurance/Fire Protection	\$586.90	\$375.00	(\$211.90)	\$3,278.67	\$3,750.00	\$471.33	\$4,500.00
6050000300 - Real Estate Taxes	\$47.08	\$0.00	(\$47.08)	\$47.08	\$0.00	(\$47.08)	\$0.00
6050000600 - Taxes (Fed/State/Property)	\$0.00	\$625.00	\$625.00	\$673.32	\$6,250.00	\$5,576.68	\$7,500.00
<u>Total TAXES & INSURANCE</u>	\$633.98	\$1,000.00	\$366.02	\$3,999.07	\$10,000.00	\$6,000.93	\$12,000.00
 <u>REPAIRS & MAINTENANCE</u>							
6070000030 - Building Maintenance	\$550.11	\$1,141.67	\$591.56	\$11,233.75	\$11,416.70	\$182.95	\$13,700.00
6070000070 - Gatehouse Supplies/Equipment	\$0.00	\$83.33	\$83.33	\$630.68	\$833.30	\$202.62	\$1,000.00
6070000190 - Fountain Maintenance	\$378.61	\$208.33	(\$170.28)	\$4,959.20	\$2,083.30	(\$2,875.90)	\$2,500.00
6070000225 - Irrigation R&M	\$180.00	\$75.00	(\$105.00)	\$1,440.00	\$750.00	(\$690.00)	\$900.00
6070000230 - Landscaping-Contract	\$2,640.00	\$2,813.33	\$173.33	\$26,400.00	\$28,133.30	\$1,733.30	\$33,760.00

Cobblestone Homeowners Association Inc
Budget Comparison Report
10/1/2024 - 10/31/2024

	10/1/2024 - 10/31/2024			1/1/2024 - 10/31/2024			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
6070000236 - Landscaping -Trees	\$0.00	\$275.00	\$275.00	\$6,165.00	\$2,750.00	(\$3,415.00)	\$3,300.00
6070000240 - Lighting Supplies & Repairs	\$95.32	\$83.33	(\$11.99)	\$595.32	\$833.30	\$237.98	\$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	\$2,083.30	\$2,083.30	\$2,500.00
6070000300 - Pest Control	\$1,258.00	\$345.83	(\$912.17)	\$2,038.00	\$3,458.30	\$1,420.30	\$4,150.00
6070000360 - Trash Collection Fees	\$4,900.00	\$4,921.00	\$21.00	\$45,800.00	\$49,210.00	\$3,410.00	\$59,052.00
<u>Total REPAIRS & MAINTENANCE</u>	\$10,002.04	\$10,155.15	\$153.11	\$114,261.95	\$101,551.50	(\$12,710.45)	\$121,862.00
<u>PROTECTIVE SERVICES</u>							
6090000100 - Alarm Service	\$2,182.70	\$1,916.67	(\$266.03)	\$22,211.00	\$19,166.70	(\$3,044.30)	\$23,000.00
6090000400 - Security Patrol	\$3,000.00	\$2,750.00	(\$250.00)	\$30,385.00	\$27,500.00	(\$2,885.00)	\$33,000.00
<u>Total PROTECTIVE SERVICES</u>	\$5,182.70	\$4,666.67	(\$516.03)	\$52,596.00	\$46,666.70	(\$5,929.30)	\$56,000.00
Total Expense	\$48,606.14	\$39,538.50	(\$9,067.64)	\$422,663.21	\$395,385.00	(\$27,278.21)	\$474,462.00
Operating Net Income	\$4,145.83	\$13,682.50	(\$9,536.67)	\$128,226.04	\$136,825.00	(\$8,598.96)	\$164,190.00
Reserve Income							
<u>RESERVE INCOME</u>							
7000000400 - Reserve Interest Income	\$1,777.02	\$2,916.67	(\$1,139.65)	\$32,702.45	\$29,166.70	\$3,535.75	\$35,000.00
<u>Total RESERVE INCOME</u>	\$1,777.02	\$2,916.67	(\$1,139.65)	\$32,702.45	\$29,166.70	\$3,535.75	\$35,000.00
Total Reserve Income	\$1,777.02	\$2,916.67	(\$1,139.65)	\$32,702.45	\$29,166.70	\$3,535.75	\$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	\$625.00	\$0.00	(\$625.00)	\$8,975.00	\$0.00	(\$8,975.00)	\$0.00
7010000277 - Roads- R	\$241,448.00	\$0.00	(\$241,448.00)	\$458,632.00	\$0.00	(\$458,632.00)	\$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>	\$242,073.00	\$0.00	(\$242,073.00)	\$530,851.60	\$0.00	(\$530,851.60)	\$181,700.00
Total Reserve Expense	\$242,073.00	\$0.00	(\$242,073.00)	\$530,851.60	\$0.00	(\$530,851.60)	\$181,700.00
Reserve Net Income	(\$240,295.98)	\$2,916.67	(\$243,212.65)	(\$498,149.15)	\$29,166.70	(\$527,315.85)	(\$146,700.00)
Net Income	(\$236,150.15)	\$16,599.17	(\$252,749.32)	(\$369,923.11)	\$165,991.70	(\$535,914.81)	\$17,490.00

Jan 2024 Feb 2024 Mar 2024 Apr 2024 May 2024 Jun 2024 Jul 2024 Aug 2024 Sep 2024 Oct 2024 YTD

Jan 2024 Feb 2024 Mar 2024 Apr 2024 May 2024 Jun 2024 Jul 2024 Aug 2024 Sep 2024 Oct 2024 YTD

Cobblestone Homeowners Association Inc
Income Statement
1/1/2024 - 10/31/2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	YTD
Taxes (Fed/State/Property)	\$0.00	\$0.00	\$0.00	\$1,438.00	\$0.00	\$0.00	(\$1,100.00)	\$335.32	\$0.00	\$0.00	\$673.32
Total TAXES & INSURANCE	\$212.92	\$212.92	\$212.92	\$1,650.92	\$313.51	\$313.51	(\$786.49)	\$921.37	\$313.51	\$633.98	\$3,999.07
REPAIRS & MAINTENANCE											
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	\$11,233.75
6070000070 - Gatehouse Supplies/Equipment	\$0.00	\$0.00	\$104.56	\$214.37	(\$214.00)	\$525.75	\$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
6070000120 - Electrical	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$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	\$764.12	\$270.34	\$357.50	\$635.65	\$378.61	\$4,959.20
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
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	\$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	\$26,400.00
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
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	\$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	\$595.32
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	\$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	\$2,038.00
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	\$45,800.00
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	\$114,261.95
PROTECTIVE SERVICES											
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	\$22,211.00
6090000400 - Security Patrol	\$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	\$30,385.00
Total PROTECTIVE 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	\$52,596.00
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	\$422,663.21
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	\$128,226.04
Reserve Income											
RESERVE INCOME											
7000000400 - 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	\$32,702.45
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	\$32,702.45
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	\$32,702.45
Reserve Expense											
RESERVE EXPENDITURES											
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	\$3,963.23

Cobblestone Homeowners Association Inc
Income Statement
1/1/2024 - 10/31/2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	YTD
7010000070 - Island Improvements - R	\$0.00	\$0.00	\$0.00	\$7,643.84	\$7,480.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,123.84
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	\$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	\$40,016.84
7010000170 - Lighting - R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,800.69	\$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	\$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	\$458,632.00
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	\$530,851.60
<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	\$530,851.60
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)	(\$498,149.15)
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)	(\$369,923.11)