

Cobblestone Homeowners Association Inc
Balance Sheet
12/31/2022

Assets

Cash

1001002000 - Pacific Premier Bank	\$173,343.95
1001002001 - PPB - Construction Deposit	\$17,000.00
1003002000 - Pacific Premier Bank - Reserve	\$228,949.52
1003009200 - Fidelity Investments	\$356,672.52

<u>Cash Total</u>	\$775,965.99
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Homeowner Receivables

1021000001 - Homeowner Receivables	\$80.00
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<u>Homeowner Receivables Total</u>	\$80.00
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Prepaid Expenses

1042000001 - Prepaid Insurance	\$167.26
1043000001 - Prepaid Other	\$3,898.02

<u>Prepaid Expenses Total</u>	\$4,065.28
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<i>Assets Total</i>	\$780,111.27
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Liabilities and Equity

Accounts Payable

2011000002 - Accrued Expense	\$5,320.00
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<u>Accounts Payable Total</u>	\$5,320.00
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Prepaid Dues/Deferred Revenue

2015000001 - Prepaid Dues	\$175,536.00
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<u>Prepaid Dues/Deferred Revenue Total</u>	\$175,536.00
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Security Deposits

2016000001 - Refundable Security Deposits	\$17,000.00
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<u>Security Deposits Total</u>	\$17,000.00
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<u>Retained Earnings</u>	\$408,532.96
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<u>Net Income</u>	\$173,722.31
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<i>Liabilities & Equity Total</i>	\$780,111.27
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Cobblestone Homeowners Association Inc
Budget Comparison Report
12/1/2022 - 12/31/2022

	12/1/2022 - 12/31/2022			1/1/2022 - 12/31/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>HOA REVENUE</u>							
4025000100 - Assessments	\$43,246.67	\$43,246.66	\$0.01	\$518,960.02	\$518,960.00	\$0.02	\$518,960.00
<u>Total HOA REVENUE</u>	\$43,246.67	\$43,246.66	\$0.01	\$518,960.02	\$518,960.00	\$0.02	\$518,960.00
<u>ADJUSTMENT TO HOA REVENUE</u>							
4070000030 - Concessions	(\$19.19)	\$0.00	(\$19.19)	(\$19.19)	\$0.00	(\$19.19)	\$0.00
<u>Total ADJUSTMENT TO HOA REVENUE</u>	(\$19.19)	\$0.00	(\$19.19)	(\$19.19)	\$0.00	(\$19.19)	\$0.00
<u>OTHER INCOME</u>							
4110000050 - Collection Receipts	\$0.00	\$0.00	\$0.00	\$55,595.76	\$0.00	\$55,595.76	\$0.00
4110000055 - Default Notice - Postage	\$0.00	\$0.00	\$0.00	\$7.82	\$0.00	\$7.82	\$0.00
4110000057 - Design Review Fees	\$0.00	\$500.00	(\$500.00)	\$10,300.00	\$2,000.00	\$8,300.00	\$2,000.00
4110000120 - Insurance Proceeds	\$0.00	\$7,883.00	(\$7,883.00)	\$7,883.23	\$7,883.00	\$0.23	\$7,883.00
4110000130 - Interest Income	\$1,162.71	\$0.00	\$1,162.71	\$5,010.93	\$0.00	\$5,010.93	\$0.00
4110000150 - Late Charges	\$0.00	\$50.00	(\$50.00)	\$2,214.26	\$200.00	\$2,014.26	\$200.00
4110000170 - Legal	\$0.00	\$0.00	\$0.00	\$5,460.00	\$0.00	\$5,460.00	\$0.00
4110000230 - NSF Fees	\$0.00	\$0.00	\$0.00	\$10.00	\$0.00	\$10.00	\$0.00
4110000240 - Other	\$0.00	\$0.00	\$0.00	\$300.00	\$0.00	\$300.00	\$0.00
4110000280 - Trash Collection Fees	\$4,287.31	\$4,287.33	(\$0.02)	\$51,447.98	\$51,448.00	(\$0.02)	\$51,448.00
<u>Total OTHER INCOME</u>	\$5,450.02	\$12,720.33	(\$7,270.31)	\$138,229.98	\$61,531.00	\$76,698.98	\$61,531.00
Total Income	\$48,677.50	\$55,966.99	(\$7,289.49)	\$657,170.81	\$580,491.00	\$76,679.81	\$580,491.00
Expense							
<u>PAYROLL EXPENSE</u>							
5001000050 - Employee Bonuses	\$1,200.00	\$0.00	(\$1,200.00)	\$1,200.00	\$0.00	(\$1,200.00)	\$0.00
5001000135 - Gate Personnel	\$15,531.91	\$74,227.00	\$58,695.09	\$196,295.44	\$255,000.00	\$58,704.56	\$255,000.00
<u>Total PAYROLL EXPENSE</u>	\$16,731.91	\$74,227.00	\$57,495.09	\$197,495.44	\$255,000.00	\$57,504.56	\$255,000.00
<u>GENERAL & ADMINISTRATIVE</u>							
6010000050 - Bank Charges	\$0.00	\$0.00	\$0.00	\$25.00	\$0.00	(\$25.00)	\$0.00
6010000060 - Bad Debt Expense	\$0.00	\$15,968.00	\$15,968.00	\$0.00	\$15,968.00	\$15,968.00	\$15,968.00
6010000110 - Dues & Subscriptions	\$25.24	\$10.00	(\$15.24)	\$75.24	\$60.00	(\$15.24)	\$60.00
6010000150 - Legal Fees	\$0.00	\$0.00	\$0.00	\$18,383.82	\$5,000.00	(\$13,383.82)	\$5,000.00
6010000170 - Management Fees	\$3,450.00	\$2,892.00	(\$558.00)	\$38,620.00	\$34,700.00	(\$3,920.00)	\$34,700.00
6010000220 - Office Expense	\$50.22	\$0.00	(\$50.22)	\$6,304.24	\$5,849.00	(\$455.24)	\$5,849.00
6010000270 - Postage	\$84.23	\$0.00	(\$84.23)	\$327.89	\$91.00	(\$236.89)	\$91.00
6010000280 - Professional Fees	\$1,850.00	\$0.00	(\$1,850.00)	\$22,250.00	\$2,000.00	(\$20,250.00)	\$2,000.00
6010000320 - Phones/Pagers	\$0.00	\$0.00	\$0.00	(\$57.98)	\$0.00	\$57.98	\$0.00
<u>Total GENERAL & ADMINISTRATIVE</u>	\$5,459.69	\$18,870.00	\$13,410.31	\$85,928.21	\$63,668.00	(\$22,260.21)	\$63,668.00
<u>UTILITIES</u>							
6040000100 - Electric	\$0.00	\$417.00	\$417.00	\$4,579.97	\$5,000.00	\$420.03	\$5,000.00
6040000500 - Water	\$702.56	\$1,700.00	\$997.44	\$11,220.30	\$20,400.00	\$9,179.70	\$20,400.00
6040000600 - Wifi/Internet	\$0.00	\$166.63	\$166.63	\$1,661.88	\$2,000.00	\$338.12	\$2,000.00
<u>Total UTILITIES</u>	\$702.56	\$2,283.63	\$1,581.07	\$17,462.15	\$27,400.00	\$9,937.85	\$27,400.00

Cobblestone Homeowners Association Inc
Budget Comparison Report
12/1/2022 - 12/31/2022

	12/1/2022 - 12/31/2022			1/1/2022 - 12/31/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<u>TAXES & INSURANCE</u>							
6050000200 - Property Insurance	\$257.89	\$4,017.00	\$3,759.11	\$756.94	\$4,500.00	\$3,743.06	\$4,500.00
6050000300 - Real Estate Taxes	\$0.00	\$0.00	\$0.00	\$38.00	\$0.00	(\$38.00)	\$0.00
<u>Total TAXES & INSURANCE</u>	\$257.89	\$4,017.00	\$3,759.11	\$794.94	\$4,500.00	\$3,705.06	\$4,500.00
<u>REPAIRS & MAINTENANCE</u>							
6070000030 - Building Maintenance	\$0.00	\$0.00	\$0.00	\$1,030.42	\$910.00	(\$120.42)	\$910.00
6070000070 - Gatehouse Supplies/Equipment	\$0.00	\$0.00	\$0.00	\$578.10	\$280.00	(\$298.10)	\$280.00
6070000090 - Common Area Maintenance	\$157.50	\$0.00	(\$157.50)	\$734.09	\$0.00	(\$734.09)	\$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	\$350.00	\$6,000.00	\$5,650.00	\$6,000.00
6070000190 - Fountain Maintenance	\$160.00	\$209.00	\$49.00	\$3,650.00	\$2,500.00	(\$1,150.00)	\$2,500.00
6070000220 - Janitorial	\$200.00	\$180.00	(\$20.00)	\$2,120.00	\$2,160.00	\$40.00	\$2,160.00
6070000225 - Irrigation R&M	\$0.00	\$0.00	\$0.00	\$680.00	\$500.00	(\$180.00)	\$500.00
6070000230 - Landscaping-Contract	\$6,280.00	\$2,800.00	(\$3,480.00)	\$33,595.00	\$33,600.00	\$5.00	\$33,600.00
6070000235 - Landscaping-Extras & Repairs	\$0.00	\$440.00	\$440.00	\$660.00	\$1,100.00	\$440.00	\$1,100.00
6070000236 - Landscaping -Trees	\$0.00	\$0.00	\$0.00	\$4,240.00	\$2,900.00	(\$1,340.00)	\$2,900.00
6070000260 - Other R&M	\$0.00	\$860.00	\$860.00	\$0.00	\$860.00	\$860.00	\$860.00
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	\$72.00	\$35.00	(\$37.00)	\$2,403.00	\$1,290.00	(\$1,113.00)	\$1,290.00
6070000310 - Plumbing	\$600.00	\$0.00	(\$600.00)	\$600.00	\$0.00	(\$600.00)	\$0.00
6070000360 - Rubbish Removal	\$4,141.65	\$3,885.00	(\$256.65)	\$47,123.54	\$46,620.00	(\$503.54)	\$46,620.00
<u>Total REPAIRS & MAINTENANCE</u>	\$11,611.15	\$8,409.00	(\$3,202.15)	\$106,770.15	\$105,115.00	(\$1,655.15)	\$105,115.00
<u>PROTECTIVE SERVICES</u>							
6090000100 - Alarm Service	\$2,051.40	\$2,084.00	\$32.60	\$22,310.40	\$25,000.00	\$2,689.60	\$25,000.00
6090000200 - Fire Protection	\$0.00	\$23,000.00	\$23,000.00	\$1,152.73	\$24,105.00	\$22,952.27	\$24,105.00
6090000400 - Security Patrol	\$1,390.00	\$0.00	(\$1,390.00)	\$15,510.00	\$0.00	(\$15,510.00)	\$0.00
<u>Total PROTECTIVE SERVICES</u>	\$3,441.40	\$25,084.00	\$21,642.60	\$38,973.13	\$49,105.00	\$10,131.87	\$49,105.00
<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	\$38,204.60	\$132,890.63	\$94,686.03	\$447,474.02	\$504,788.00	\$57,313.98	\$504,788.00
Operating Net Income	\$10,472.90	(\$76,923.64)	\$87,396.54	\$209,696.79	\$75,703.00	\$133,993.79	\$75,703.00
Reserve Expense							
<u>RESERVE EXPENDITURES</u>							
7010000030 - Common Area-Land Settlement - R	\$0.00	\$0.00	\$0.00	\$5,091.25	\$0.00	(\$5,091.25)	\$0.00
7010000040 - Common Area Improvements - R	\$0.00	\$0.00	\$0.00	\$7,883.23	\$7,883.00	(\$0.23)	\$7,883.00
7010000240 - Property Improvements - R	\$0.00	\$7,613.00	\$7,613.00	\$0.00	\$7,613.00	\$7,613.00	\$7,613.00
7010000330 - Wildfire Protection - R	\$0.00	\$0.00	\$0.00	\$23,000.00	\$0.00	(\$23,000.00)	\$0.00
<u>Total RESERVE EXPENDITURES</u>	\$0.00	\$7,613.00	\$7,613.00	\$35,974.48	\$15,496.00	(\$20,478.48)	\$15,496.00
Total Reserve Expense	\$0.00	\$7,613.00	\$7,613.00	\$35,974.48	\$15,496.00	(\$20,478.48)	\$15,496.00
Reserve Net Income	\$0.00	(\$7,613.00)	\$7,613.00	(\$35,974.48)	(\$15,496.00)	(\$20,478.48)	(\$15,496.00)
Net Income	\$10,472.90	(\$84,536.64)	\$95,009.54	\$173,722.31	\$60,207.00	\$113,515.31	\$60,207.00