

Cobblestone Homeowners Association Inc
Balance Sheet
2/28/2025

Assets

Cash

1001002000 - Operating - PPB #0958	\$246,338.93
1001002001 - PPB - Construction Deposit	\$51,000.00
1003002000 - Reserve - PPB #0718	\$887.05
1003009500 - Reserve - Fidelity Investments #5279	\$305,533.22

<u>Cash Total</u>	\$603,759.20
-------------------	--------------

Homeowner Receivables

1021000001 - Homeowner Receivables	\$6,752.36
1021000005 - Allow For B/D	(\$2,000.00)

<u>Homeowner Receivables Total</u>	\$4,752.36
------------------------------------	------------

Prepaid Expenses

1045000001 - Prepaid Legal/Retainer	\$200.00
-------------------------------------	----------

<u>Prepaid Expenses Total</u>	\$200.00
-------------------------------	----------

<i>Assets Total</i>	\$608,711.56
---------------------	--------------

Liabilities and Equity

Accounts Payable

2011000002 - Accrued Expense	\$39.00
2011000004 - Accrued Income Tax	\$50.00

<u>Accounts Payable Total</u>	\$89.00
-------------------------------	---------

Prepaid Dues/Deferred Revenue

2015000001 - Prepaid Dues	\$18,926.78
---------------------------	-------------

<u>Prepaid Dues/Deferred Revenue Total</u>	\$18,926.78
--	-------------

Security Deposits

2016000001 - Refundable Security Deposits	\$51,000.00
---	-------------

<u>Security Deposits Total</u>	\$51,000.00
--------------------------------	-------------

<u>Retained Earnings</u>	\$315,098.52
--------------------------	--------------

<u>Net Income</u>	\$223,597.26
-------------------	--------------

<i>Liabilities & Equity Total</i>	\$608,711.56
---------------------------------------	--------------

Cobblestone Homeowners Association Inc
Income Statement
1/1/2025 - 2/28/2025

	Jan 2025	Feb 2025	YTD
Income			
<u>HOA REVENUE</u>			
4025000100 - Assessments	\$289,078.16	\$29,155.14	\$318,233.30
<u>Total HOA REVENUE</u>	<u>\$289,078.16</u>	<u>\$29,155.14</u>	<u>\$318,233.30</u>
<u>OTHER INCOME</u>			
4110000055 - Default Notice - Postage	\$0.00	\$0.00	\$0.00
4110000057 - Design Review Fees	\$500.00	\$0.00	\$500.00
4110000120 - Insurance Proceeds	\$0.00	\$0.00	\$0.00
4110000150 - Late Charges	\$303.67	\$2,086.38	\$2,390.05
<u>Total OTHER INCOME</u>	<u>\$803.67</u>	<u>\$2,086.38</u>	<u>\$2,890.05</u>
<i>Total Income</i>	<i>\$289,881.83</i>	<i>\$31,241.52</i>	<i>\$321,123.35</i>
Expense			
<u>PAYROLL EXPENSE</u>			
5001000135 - Gate Personnel	\$14,241.21	\$21,150.03	\$35,391.24
<u>Total PAYROLL EXPENSE</u>	<u>\$14,241.21</u>	<u>\$21,150.03</u>	<u>\$35,391.24</u>
<u>GENERAL & ADMINISTRATIVE</u>			
6010000110 - Dues & Subscriptions	\$0.00	\$0.00	\$0.00
6010000150 - Legal & Accounting Fees	\$1,870.50	\$678.34	\$2,548.84
6010000170 - Management Fees	\$3,450.00	\$3,450.00	\$6,900.00
6010000220 - Office Expense	\$210.24	\$414.21	\$624.45
6010000230 - Copies/Printing/Postage	\$245.25	\$120.13	\$365.38
6010000270 - Postage	\$0.00	\$0.00	\$0.00
6010000280 - Architectural Fees	\$1,500.00	\$0.00	\$1,500.00
<u>Total GENERAL & ADMINISTRATIVE</u>	<u>\$7,275.99</u>	<u>\$4,662.68</u>	<u>\$11,938.67</u>
<u>UTILITIES</u>			
6040000100 - Electric	\$490.53	\$418.02	\$908.55
6040000500 - Water	\$1,620.77	\$1,479.57	\$3,100.34
6040000600 - Wifi/Internet/Phone	\$261.34	\$749.15	\$1,010.49
<u>Total UTILITIES</u>	<u>\$2,372.64</u>	<u>\$2,646.74</u>	<u>\$5,019.38</u>
<u>TAXES & INSURANCE</u>			
6050000200 - Insurance/Fire Protection	(\$358.42)	\$272.58	(\$85.84)

Cobblestone Homeowners Association Inc
Income Statement
1/1/2025 - 2/28/2025

	Jan 2025	Feb 2025	YTD
<u>Total TAXES & INSURANCE</u>	(\$358.42)	\$272.58	(\$85.84)
<u>REPAIRS & MAINTENANCE</u>			
6070000030 - Building Maintenance	\$3,368.05	\$346.33	\$3,714.38
6070000070 - Gatehouse Supplies/Equipment	\$0.00	\$0.00	\$0.00
6070000120 - Electrical	\$0.00	\$0.00	\$0.00
6070000160 - Equipment/Gate Repairs	\$0.00	\$120.00	\$120.00
6070000190 - Fountain Maintenance	\$248.61	\$130.00	\$378.61
6070000225 - Irrigation R&M	\$0.00	\$0.00	\$0.00
6070000230 - Landscaping-Contract-Plants	\$2,640.00	\$3,480.00	\$6,120.00
6070000235 - Landscaping-Extras & Repairs	\$0.00	\$0.00	\$0.00
6070000236 - Landscaping -Trees	\$4,645.00	\$2,470.00	\$7,115.00
6070000240 - Lighting Supplies & Repairs	\$0.00	\$385.35	\$385.35
6070000250 - Light Decorations	\$0.00	\$0.00	\$0.00
6070000300 - Pest Control	\$39.00	\$39.00	\$78.00
6070000310 - Plumbing	\$0.00	\$201.10	\$201.10
6070000360 - Trash Collection Fees	\$4,900.00	\$4,900.00	\$9,800.00
<u>Total REPAIRS & MAINTENANCE</u>	\$15,840.66	\$12,071.78	\$27,912.44
<u>PROTECTIVE SERVICES</u>			
6090000100 - Alarm Service	\$2,182.70	\$2,314.70	\$4,497.40
6090000400 - Security Patrol	\$3,070.00	\$3,105.00	\$6,175.00
<u>Total PROTECTIVE SERVICES</u>	\$5,252.70	\$5,419.70	\$10,672.40
<i>Total Expense</i>	\$44,624.78	\$46,223.51	\$90,848.29
Operating Net Income	\$245,257.05	(\$14,981.99)	\$230,275.06
Reserve Income			
<u>RESERVE INCOME</u>			
7000000400 - Reserve Interest Income	\$1,077.97	\$972.68	\$2,050.65
<u>Total RESERVE INCOME</u>	\$1,077.97	\$972.68	\$2,050.65
<i>Total Reserve Income</i>	\$1,077.97	\$972.68	\$2,050.65

Cobblestone Homeowners Association Inc
Income Statement
1/1/2025 - 2/28/2025

	Jan 2025	Feb 2025	YTD
Reserve Expense			
<u>RESERVE EXPENDITURES</u>			
7010000070 - Island Improvements - R	\$4,781.08	\$0.00	\$4,781.08
7010000165 - Monument Lanterns - R	\$0.00	\$0.00	\$0.00
7010000170 - Lighting - R	\$0.00	\$0.00	\$0.00
7010000277 - Roads- R	\$0.00	\$3,947.37	\$3,947.37
<u>Total RESERVE EXPENDITURES</u>	\$4,781.08	\$3,947.37	\$8,728.45
<i>Total Reserve Expense</i>	\$4,781.08	\$3,947.37	\$8,728.45
Reserve Net Income	(\$3,703.11)	(\$2,974.69)	(\$6,677.80)
Net Income	\$241,553.94	(\$17,956.68)	\$223,597.26