

Financial Reporting Package

Cobblestone HOA

6/1/2025 - 6/30/2025

Cobblestone Homeowners Association Inc
Balance Sheet
6/30/2025

AssetsCash

1001002000 - Operating - PPB #0958	\$57,671.85
1001002001 - PPB - Construction Deposit	\$55,000.00
1003002000 - Reserve - PPB #0718	\$887.79
1003009500 - Reserve - Fidelity Investments #5279	\$313,725.81

<u>Cash Total</u>	<u>\$427,285.45</u>
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Homeowner Receivables

1021000001 - Homeowner Receivables	\$4,064.10
1021000005 - Allow For B/D	(\$2,000.00)

<u>Homeowner Receivables Total</u>	<u>\$2,064.10</u>
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Prepaid Expenses

1043000001 - Prepaid Other -1	\$4,900.00
1043000002 - Prepaid Other - Legal/Retainer	\$200.00
1043000003 - Gate Staff Credit	\$15,459.54

<u>Prepaid Expenses Total</u>	<u>\$20,559.54</u>
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<i>Assets Total</i>	<i>\$449,909.09</i>
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Liabilities and EquityPrepaid Dues/Deferred Revenue

2015000001 - Prepaid Dues	\$47,102.52
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<u>Prepaid Dues/Deferred Revenue Total</u>	<u>\$47,102.52</u>
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Security Deposits

2016000001 - Refundable Security Deposits	\$55,000.00
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<u>Security Deposits Total</u>	<u>\$55,000.00</u>
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<u>Retained Earnings</u>	\$314,986.18
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<u>Net Income</u>	\$32,820.39
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<i>Liabilities & Equity Total</i>	<i>\$449,909.09</i>
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Cobblestone Homeowners Association Inc
Income Statement
1/1/2025 - 6/30/2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	YTD
Income							
<u>HOA REVENUE</u>							
4025000100 - Owner Assessments	\$289,078.16	\$29,155.14	\$7,194.86	\$2,520.53	\$0.86	\$0.00	\$327,949.55
<u>Total HOA REVENUE</u>	\$289,078.16	\$29,155.14	\$7,194.86	\$2,520.53	\$0.86	\$0.00	\$327,949.55
<u>OTHER INCOME</u>							
4110000050 - Recovery of Bad Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4110000055 - Default Notice - Postage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4110000057 - Plan Review Fees	\$500.00	\$0.00	\$3,500.00	\$0.00	\$0.00	\$1,500.00	\$5,500.00
4110000120 - Insurance Proceeds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4110000150 - Late Fees & Interest	\$303.67	\$2,086.38	\$1,401.09	(\$89.35)	\$0.00	\$0.00	\$3,701.79
4110000170 - Legal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Total OTHER INCOME</u>	\$803.67	\$2,086.38	\$4,901.09	(\$89.35)	\$0.00	\$1,500.00	\$9,201.79
<i>Total Income</i>	\$289,881.83	\$31,241.52	\$12,095.95	\$2,431.18	\$0.86	\$1,500.00	\$337,151.34
Expense							
<u>PAYROLL EXPENSE</u>							
5001000135 - Gate Personnel	\$14,241.21	\$21,150.03	\$20,224.93	\$17,996.65	\$15,303.54	(\$442.25)	\$88,474.11
<u>Total PAYROLL EXPENSE</u>	\$14,241.21	\$21,150.03	\$20,224.93	\$17,996.65	\$15,303.54	(\$442.25)	\$88,474.11
<u>GENERAL & ADMINISTRATIVE</u>							
6010000110 - Dues & Subscriptions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6010000150 - Legal & Accounting Fees	\$1,870.50	\$678.34	\$0.00	\$0.00	\$0.00	\$0.00	\$2,548.84
6010000170 - Management Fees	\$3,450.00	\$3,450.00	\$3,450.00	\$3,450.00	\$22,500.00	\$8,212.50	\$44,512.50
6010000220 - Office Expense	\$210.24	\$414.21	\$252.45	\$304.45	\$111.52	\$55.06	\$1,347.93
6010000230 - Copies/Printing/Postage	\$245.25	\$120.13	\$11.69	\$44.85	\$25.96	\$117.43	\$565.31
6010000270 - Postage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6010000280 - Architectural Fees	\$1,500.00	\$0.00	\$0.00	\$3,750.00	\$0.00	\$600.00	\$5,850.00
<u>Total GENERAL & ADMINISTRATIVE</u>	\$7,275.99	\$4,662.68	\$3,714.14	\$7,549.30	\$22,637.48	\$8,984.99	\$54,824.58
<u>UTILITIES</u>							
6040000100 - Electric	\$490.53	\$418.02	\$375.16	\$369.73	\$395.86	\$488.35	\$2,537.65
6040000500 - Water	\$1,620.77	\$1,479.57	\$1,180.47	\$1,103.02	\$1,113.93	\$1,197.08	\$7,694.84
6040000550 - Water - Irrigation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6040000600 - Wifi/Internet/Phone	\$261.34	\$749.15	\$1,381.21	\$257.65	(\$502.63)	\$318.64	\$2,465.36
<u>Total UTILITIES</u>	\$2,372.64	\$2,646.74	\$2,936.84	\$1,730.40	\$1,007.16	\$2,004.07	\$12,697.85

Cobblestone Homeowners Association Inc
Income Statement
1/1/2025 - 6/30/2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	YTD
<u>TAXES & INSURANCE</u>							
6050000200 - Insurance/Fire Protection	(\$358.42)	\$272.58	\$1,267.05	\$1,582.90	\$0.00	\$0.00	\$2,764.11
<u>Total TAXES & INSURANCE</u>	(\$358.42)	\$272.58	\$1,267.05	\$1,582.90	\$0.00	\$0.00	\$2,764.11
<u>REPAIRS & MAINTENANCE</u>							
6070000030 - Building Maintenance	\$160.00	\$547.43	\$160.00	\$941.28	\$793.96	\$200.00	\$2,802.67
6070000070 - Gatehouse Supplies/Equipment	\$0.00	\$0.00	\$0.00	\$116.61	\$4,250.00	\$434.68	\$4,801.29
6070000090 - Common Area Maintenance	\$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
6070000160 - Equipment/Gate Repairs	\$0.00	\$120.00	\$180.00	\$66.00	\$0.00	\$0.00	\$366.00
6070000170 - Fences/Walls/Monuments Maintenance	\$2,280.00	\$0.00	\$0.00	\$0.00	\$580.00	\$600.00	\$3,460.00
6070000190 - Fountain Maintenance	\$248.61	\$130.00	\$116.61	\$65.00	\$130.00	\$181.61	\$871.83
6070000220 - Janitorial	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6070000225 - Irrigation R&M	\$0.00	\$0.00	\$0.00	\$3,835.00	\$796.66	\$0.00	\$4,631.66
6070000230 - Landscaping-Contract-Plants	\$2,640.00	\$3,480.00	\$2,640.00	\$6,308.97	\$2,453.92	\$2,640.00	\$20,162.89
6070000235 - Landscaping-Extras & Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6070000236 - Tree Trimming	\$4,645.00	\$2,470.00	\$7,485.00	\$0.00	\$0.00	\$2,700.00	\$17,300.00
6070000240 - Lighting Supplies & Repairs	\$0.00	\$385.35	\$0.00	\$0.00	\$89.89	\$0.00	\$475.24
6070000250 - Light Decorations	\$763.05	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$763.05
6070000290 - Road Repair	\$165.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$165.00
6070000300 - Pest Control	\$39.00	\$39.00	\$1,053.00	\$0.00	\$78.00	\$39.00	\$1,248.00
6070000310 - Plumbing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6070000360 - Trash Collection Fees	\$4,900.00	\$4,900.00	\$4,900.00	\$4,900.00	\$4,900.00	\$4,900.00	\$29,400.00
<u>Total REPAIRS & MAINTENANCE</u>	\$15,840.66	\$12,071.78	\$16,534.61	\$16,232.86	\$14,072.43	\$11,695.29	\$86,447.63
<u>PROTECTIVE SERVICES</u>							
6090000100 - Alarm Service	\$2,182.70	\$2,314.70	\$2,182.70	\$2,182.70	\$2,314.70	\$2,182.70	\$13,360.20
6090000200 - Fire Protection	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6090000400 - Security Patrol	\$3,070.00	\$3,105.00	\$2,790.00	\$3,105.00	\$2,930.00	\$2,422.50	\$17,422.50
<u>Total PROTECTIVE SERVICES</u>	\$5,252.70	\$5,419.70	\$4,972.70	\$5,287.70	\$5,244.70	\$4,605.20	\$30,782.70
<i>Total Expense</i>	\$44,624.78	\$46,223.51	\$49,650.27	\$50,379.81	\$58,265.31	\$26,847.30	\$275,990.98

Cobblestone Homeowners Association Inc
Income Statement
1/1/2025 - 6/30/2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	YTD
Operating Net Income	\$245,257.05	(\$14,981.99)	(\$37,554.32)	(\$47,948.63)	(\$58,264.45)	(\$25,347.30)	\$61,160.36
Reserve Income							
<u>RESERVE INCOME</u>							
7000000400 - Reserve Interest & Dividend Income	\$1,077.97	\$972.68	\$5,070.51	(\$2,983.27)	\$1,056.88	\$0.00	\$5,194.77
7000000401 - Unrealized Reserve Interest & Dividend Income	\$0.00	\$0.00	\$0.00	\$4,010.18	\$0.00	\$1,037.93	\$5,048.11
7000000500 - Federal Taxes on Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7000000600 - State Income Tax	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$0.00	\$50.00
<u>Total RESERVE INCOME</u>	\$1,077.97	\$972.68	\$5,070.51	\$1,076.91	\$1,056.88	\$1,037.93	\$10,292.88
<i>Total Reserve Income</i>	\$1,077.97	\$972.68	\$5,070.51	\$1,076.91	\$1,056.88	\$1,037.93	\$10,292.88
Reserve Expense							
<u>RESERVE EXPENDITURES</u>							
7010000040 - Common Area Improvements - R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7010000070 - Island Improvements - R	\$4,781.08	\$0.00	\$7,710.00	\$12,583.32	\$0.00	\$0.00	\$25,074.40
7010000105 - Gatehouse & Office Equipment - R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7010000165 - Monument Lanterns - R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7010000170 - Lighting - R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7010000190 - Fence, Walls and Monuments or Painting - R	\$0.00	\$0.00	\$0.00	\$4,781.08	\$0.00	\$0.00	\$4,781.08
7010000275 - Reserves Study - R	\$0.00	\$0.00	\$1,430.00	\$0.00	\$0.00	\$0.00	\$1,430.00
7010000277 - Roads Poly Chip- R	\$0.00	\$3,947.37	\$0.00	\$0.00	\$0.00	\$0.00	\$3,947.37
7010000310 - Sidewalks/Concrete - R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,400.00	\$3,400.00
<u>Total RESERVE EXPENDITURES</u>	\$4,781.08	\$3,947.37	\$9,140.00	\$17,364.40	\$0.00	\$3,400.00	\$38,632.85
<i>Total Reserve Expense</i>	\$4,781.08	\$3,947.37	\$9,140.00	\$17,364.40	\$0.00	\$3,400.00	\$38,632.85
Reserve Net Income	(\$3,703.11)	(\$2,974.69)	(\$4,069.49)	(\$16,287.49)	\$1,056.88	(\$2,362.07)	(\$28,339.97)
Net Income	\$241,553.94	(\$17,956.68)	(\$41,623.81)	(\$64,236.12)	(\$57,207.57)	(\$27,709.37)	\$32,820.39

Cobblestone Homeowners Association Inc
Budget Comparison Report

	Apr-25		May-25		Jun-25		YTD Actual	YTD Budget
	Actual	Budget	Actual	Budget	Actual	Budget		
Income								
4025000100 - Assessments	\$ 2,521	\$ -	\$ 1	\$ -	\$ -	\$ -	\$ 327,950	\$ 329,700
4110000057 - Plan Review Fees	-	917	-	917	1,500	917	5,500	5,500
4110000150 - Late Charges	(89)	250	-	250	-	250	3,702	1,500
Total Income	2,431	1,167	1	1,167	1,500	1,167	337,151	336,700
PAYROLL EXPENSE								
5001000135 - Gate Personnel	17,997	17,208	15,304	17,208	(442)	17,208	88,474	103,250
GENERAL & ADMINISTRATIVE								
6010000150 - Legal & Accounting Fees	-	833	-	833	-	833	2,549	5,000
6010000170 - Management Fees	3,450	8,100	22,500	8,100	8,213	8,100	44,513	48,600
6010000190 - Annual Meeting	-	1,500	-	-	-	-	-	1,500
6010000220 - Office Expense	304	250	112	250	55	250	1,348	1,500
6010000230 - Copies/Printing/Postage	45	208	26	208	117	208	565	1,250
6010000280 - Architectural Fees	3,750	1,083	-	1,083	600	1,083	5,850	6,500
UTILITIES								
6040000100 - Electric	370	500	396	500	488	500	2,538	3,000
6040000500 - Water	1,103	1,083	1,114	1,083	1,197	1,083	7,695	6,500
6040000600 - Wifi/Internet/Phone	258	283	(503)	283	319	283	2,465	1,700
TAXES & INSURANCE								
6050000200 - Insurance/Fire Protection	1,583	-	-	-	-	-	2,764	1,300
REPAIRS & MAINTENANCE								
6070000030 - Building Maintenance	941	208	794	208	200	208	2,803	1,250
6070000070 - Gatehouse Supplies/Equipment	117	167	4,250	167	435	167	4,801	1,000
6070000160 - Equipment/Gate Repairs	66	83	-	83	-	83	366	500
6070000170 - Fences/Walls/Monuments Maintenance	-	417	580	417	600	417	3,460	2,500
6070000190 - Fountain Maintenance	65	458	130	458	182	458	872	2,750
6070000225 - Irrigation R&M	3,835	292	797	292	-	292	4,632	1,750
6070000230 - Landscaping-Contract-Plants	6,309	3,058	2,454	3,058	2,640	3,058	20,163	18,350
6070000236 - Tree Trimming	-	-	-	-	2,700	-	17,300	12,000
6070000240 - Lighting Supplies & Repairs	-	83	90	83	-	83	475	500
6070000250 - Light Decorations	-	-	-	-	-	-	763	500
6070000290 - Road Repair	-	208	-	208	-	208	165	1,250

	Apr-25		May-25		45,809	
	Actual	Budget	Actual	Budget	Actual	Budget
6070000300 - Pest Control	-	208	78	208	39	208
6070000360 - Trash Collection Fees	4,900	4,900	4,900	4,900	4,900	4,900
PROTECTIVE SERVICES						
6090000100 - Alarm Service	2,183	2,250	2,315	2,250	2,183	2,250
6090000400 - Security Patrol	3,105	3,042	2,930	3,042	2,423	3,042
Total Expense	50,380	46,425	58,265	44,925	26,847	44,925
Operating Net Income	(47,949)	(45,258)	(58,264)	(43,758)	(25,347)	(43,758)
RESERVE INCOME						
7000000400 - Reserve Interest & Dividend Income	(2,983)	833	1,057	833	-	833
7000000401 - Unrealized Reserve Interest & Dividend	4,010	-	-	-	1,038	-
7000000600 - State Income Tax	50	-	-	-	-	-
Total Reserve Income	1,077	833	1,057	833	1,038	833
RESERVE EXPENDITURES						
7010000070 - Island Improvements - R	-	-	-	-	-	-
7010000165 - Monument Lanterns - R	-	-	-	-	-	-
7010000190 - Fence, Walls and Monuments or Painting - R	12,583	10,000	-	-	-	-
7010000275 - Reserves Study - R	-	-	-	-	-	-
7010000277 - Roads Poly Chip- R	4,781	-	-	-	-	-
7010000310 - Sidewalks/Concrete - R	-	-	-	-	-	-
Total Reserve Expense	17,364	10,000	-	-	3,400	10,000
Reserve Net Income	(16,287)	(9,167)	1,057	833	(2,362)	(16,167)
Net Income	\$ (64,236)	\$ (54,425)	\$ (57,208)	\$ (42,925)	\$ (27,709)	\$ (59,925)
					\$	\$