

Financial Reporting Package

Cobblestone HOA

7/1/2025 - 7/31/2025

Cobblestone Homeowners Association Inc
Balance Sheet
7/31/2025

AssetsCash

1001002000 - Operating - PPB #0958	\$57,592.85
1001002001 - PPB - Construction Deposit	\$55,000.00
1003004000 - Operating - FCB #4690	\$236,379.23
1003009500 - Reserve - Fidelity Investments #5279	\$314,808.52

<u>Cash Total</u>	<u>\$663,780.60</u>
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Homeowner Receivables

1021000001 - Homeowner Receivables	\$29,595.50
1021000005 - Allow For B/D	(\$2,000.00)

<u>Homeowner Receivables Total</u>	<u>\$27,595.50</u>
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Prepaid Expenses

1043000002 - Prepaid Other - Legal/Retainer	\$200.00
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<u>Prepaid Expenses Total</u>	<u>\$200.00</u>
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<i>Assets Total</i>	\$691,576.10
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Liabilities and EquityPrepaid Dues/Deferred Revenue

2015000001 - Prepaid Dues	\$7,724.58
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<u>Prepaid Dues/Deferred Revenue Total</u>	<u>\$7,724.58</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>	\$340,517.62
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<u>Net Income</u>	\$288,333.94
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<i>Liabilities & Equity Total</i>	\$691,576.14
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Cobblestone Homeowners Association Inc
Income Statement
1/1/2025 - 7/31/2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 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	\$303,920.72	\$631,870.27
<u>Total HOA REVENUE</u>	<u>\$289,078.16</u>	<u>\$29,155.14</u>	<u>\$7,194.86</u>	<u>\$2,520.53</u>	<u>\$0.86</u>	<u>\$0.00</u>	<u>\$303,920.72</u>	<u>\$631,870.27</u>
<u>OTHER INCOME</u>								
4110000050 - Recovery of Bad Debt	\$0.00	\$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	\$0.00
4110000057 - Plan Review Fees	\$500.00	\$0.00	\$3,500.00	\$0.00	\$0.00	\$1,500.00	\$100.00	\$5,600.00
4110000120 - Insurance Proceeds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4110000130 - Interest Earned	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6.64	\$6.64
4110000140 - Key/Lock/Gate Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00
4110000150 - Late Fees & Interest	\$303.67	\$2,086.38	\$1,401.09	(\$89.35)	\$0.00	\$0.00	\$257.48	\$3,959.27
4110000170 - Legal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Total OTHER INCOME</u>	<u>\$803.67</u>	<u>\$2,086.38</u>	<u>\$4,901.09</u>	<u>(\$89.35)</u>	<u>\$0.00</u>	<u>\$1,500.00</u>	<u>\$414.12</u>	<u>\$9,615.91</u>
<i>Total Income</i>	\$289,881.83	\$31,241.52	\$12,095.95	\$2,431.18	\$0.86	\$1,500.00	\$304,334.84	\$641,486.18
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)	\$21,463.63	\$109,937.74
<u>Total PAYROLL EXPENSE</u>	<u>\$14,241.21</u>	<u>\$21,150.03</u>	<u>\$20,224.93</u>	<u>\$17,996.65</u>	<u>\$15,303.54</u>	<u>(\$442.25)</u>	<u>\$21,463.63</u>	<u>\$109,937.74</u>
<u>GENERAL & ADMINISTRATIVE</u>								
6010000110 - Dues & Subscriptions	\$0.00	\$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	\$1,279.00	\$3,827.84
6010000170 - Management Fees	\$3,450.00	\$3,450.00	\$3,450.00	\$3,450.00	\$22,500.00	\$8,212.50	\$8,212.50	\$52,725.00
6010000220 - Office Expense	\$210.24	\$414.21	\$252.45	\$304.45	\$111.52	\$55.06	\$156.82	\$1,504.75
6010000230 - Copies/Printing/Postage	\$245.25	\$120.13	\$11.69	\$44.85	\$25.96	\$117.43	\$39.72	\$605.03
6010000270 - Postage	\$0.00	\$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	\$0.00	\$5,850.00
<u>Total GENERAL & ADMINISTRATIVE</u>	<u>\$7,275.99</u>	<u>\$4,662.68</u>	<u>\$3,714.14</u>	<u>\$7,549.30</u>	<u>\$22,637.48</u>	<u>\$8,984.99</u>	<u>\$9,688.04</u>	<u>\$64,512.62</u>
<u>UTILITIES</u>								
6040000100 - Electric	\$490.53	\$418.02	\$375.16	\$369.73	\$395.86	\$488.35	\$648.59	\$3,186.24
6040000500 - Water	\$1,620.77	\$1,479.57	\$1,180.47	\$1,103.02	\$1,113.93	\$1,197.08	\$1,619.79	\$9,314.63
6040000550 - Water - Irrigation	\$0.00	\$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	\$318.62	\$2,783.98
<u>Total UTILITIES</u>	<u>\$2,372.64</u>	<u>\$2,646.74</u>	<u>\$2,936.84</u>	<u>\$1,730.40</u>	<u>\$1,007.16</u>	<u>\$2,004.07</u>	<u>\$2,587.00</u>	<u>\$15,284.85</u>

Cobblestone Homeowners Association Inc
Income Statement
1/1/2025 - 7/31/2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	YTD
<u>TAXES & INSURANCE</u>								
6050000200 - Insurance/Fire Protection	(\$358.42)	\$272.58	\$1,267.05	\$1,582.90	\$0.00	\$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	\$0.00	\$2,764.11
<u>REPAIRS & MAINTENANCE</u>								
6070000030 - Building Maintenance	\$160.00	\$547.43	\$160.00	\$941.28	\$793.96	\$200.00	\$160.00	\$2,962.67
6070000070 - Gatehouse Supplies/Equipment	\$0.00	\$0.00	\$0.00	\$116.61	\$4,250.00	\$434.68	\$111.68	\$4,912.97
6070000090 - Common Area Maintenance	\$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
6070000160 - Equipment/Gate Repairs	\$0.00	\$120.00	\$180.00	\$66.00	\$0.00	\$0.00	\$0.00	\$366.00
6070000170 - Fences/Walls/Monuments Maintenance	\$2,280.00	\$0.00	\$0.00	\$0.00	\$580.00	\$600.00	\$760.60	\$4,220.60
6070000190 - Fountain Maintenance	\$248.61	\$130.00	\$116.61	\$65.00	\$130.00	\$181.61	\$254.34	\$1,126.17
6070000220 - Janitorial	\$0.00	\$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	\$200.00	\$4,831.66
6070000230 - Landscaping-Contract-Plants	\$2,640.00	\$3,480.00	\$2,640.00	\$6,308.97	\$2,453.92	\$2,640.00	\$2,970.00	\$23,132.89
6070000235 - Landscaping-Extras & Repairs	\$0.00	\$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	\$0.00	\$17,300.00
6070000240 - Lighting Supplies & Repairs	\$0.00	\$385.35	\$0.00	\$0.00	\$89.89	\$0.00	\$524.51	\$999.75
6070000250 - Light Decorations	\$763.05	\$0.00	\$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	\$0.00	\$165.00
6070000300 - Pest Control	\$39.00	\$39.00	\$1,053.00	\$0.00	\$78.00	\$39.00	\$39.00	\$1,287.00
6070000310 - Plumbing	\$0.00	\$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	\$4,900.00	\$34,300.00
<u>Total REPAIRS & MAINTENANCE</u>	\$15,840.66	\$12,071.78	\$16,534.61	\$16,232.86	\$14,072.43	\$11,695.29	\$9,920.13	\$96,367.76
<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	\$2,182.70	\$15,542.90
6090000200 - Fire Protection	\$0.00	\$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	\$2,632.50	\$20,055.00
<u>Total PROTECTIVE SERVICES</u>	\$5,252.70	\$5,419.70	\$4,972.70	\$5,287.70	\$5,244.70	\$4,605.20	\$4,815.20	\$35,597.90
<i>Total Expense</i>	\$44,624.78	\$46,223.51	\$49,650.27	\$50,379.81	\$58,265.31	\$26,847.30	\$48,474.00	\$324,464.98
Operating Net Income	\$245,257.05	(\$14,981.99)	(\$37,554.32)	(\$47,948.63)	(\$58,264.45)	(\$25,347.30)	\$255,860.84	\$317,021.20

Cobblestone Homeowners Association Inc
Income Statement
1/1/2025 - 7/31/2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	YTD
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	\$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	\$1,082.71	\$6,130.82
7000000500 - Federal Taxes on Interest	\$0.00	\$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	\$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	\$1,082.71	\$11,375.59
<i>Total Reserve Income</i>	\$1,077.97	\$972.68	\$5,070.51	\$1,076.91	\$1,056.88	\$1,037.93	\$1,082.71	\$11,375.59
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	\$0.00
7010000070 - Island Improvements - R	\$4,781.08	\$0.00	\$7,710.00	\$12,583.32	\$0.00	\$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	\$0.00
7010000165 - Monument Lanterns - R	\$0.00	\$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	\$0.00
7010000190 - Fence, Walls and Monuments or Painting - R	\$0.00	\$0.00	\$0.00	\$4,781.08	\$0.00	\$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	\$2,860.00
7010000277 - Roads Poly Chip- R	\$0.00	\$3,947.37	\$0.00	\$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	\$0.00	\$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	\$1,430.00	\$40,062.85
<i>Total Reserve Expense</i>	\$4,781.08	\$3,947.37	\$9,140.00	\$17,364.40	\$0.00	\$3,400.00	\$1,430.00	\$40,062.85
 Reserve Net Income	 (\$3,703.11)	 (\$2,974.69)	 (\$4,069.49)	 (\$16,287.49)	 \$1,056.88	 (\$2,362.07)	 (\$347.29)	 (\$28,687.26)
 Net Income	 \$241,553.94	 (\$17,956.68)	 (\$41,623.81)	 (\$64,236.12)	 (\$57,207.57)	 (\$27,709.37)	 \$255,513.55	 \$288,333.94

Cobblestone Homeowners Association Inc
Budget Comparison Report

	May-25		Jun-25		Jul-25		YTD Actual	YTD Budget
	Actual	Budget	Actual	Budget	Actual	Budget		
Income								
4025000100 - Assessments	\$ 1	\$ -	\$ -	\$ -	\$ 303,921	\$ 329,700	\$ 631,870	\$ 659,400
4110000057 - Plan Review Fees	-	917	1,500	917	150	917	5,650	6,417
4110000150 - Late Charges	-	250	-	250	257	250	3,959	1,750
Total Income	1	1,167	1,500	1,167	304,328	330,867	641,480	667,567
PAYROLL EXPENSE								
5001000135 - Gate Personnel	15,304	17,208	(442)	17,208	21,464	17,208	109,938	120,458
GENERAL & ADMINISTRATIVE								
6010000150 - Legal & Accounting Fees	-	833	-	833	1,279	833	3,828	5,833
6010000170 - Management Fees	22,500	8,100	8,213	8,100	8,213	8,100	52,725	56,700
6010000190 - Annual Meeting	-	-	-	-	-	-	-	1,500
6010000220 - Office Expense	112	250	55	250	150	250	1,498	1,750
6010000230 - Copies/Printing/Postage	26	208	117	208	40	208	605	1,458
6010000280 - Architectural Fees	-	1,083	600	1,083	-	1,083	5,850	7,583
UTILITIES								
6040000100 - Electric	396	500	488	500	649	500	3,186	3,500
6040000500 - Water	1,114	1,083	1,197	1,083	1,620	1,083	9,315	7,583
6040000600 - Wifi/Internet/Phone	(503)	283	319	283	319	283	2,784	1,983
TAXES & INSURANCE								
6050000200 - Insurance/Fire Protection	-	-	-	-	-	-	2,764	1,300
REPAIRS & MAINTENANCE								
6070000030 - Building Maintenance	794	208	200	208	160	208	2,963	1,458
6070000070 - Gatehouse Supplies/Equipment	4,250	167	435	167	112	167	4,913	1,167
6070000160 - Equipment/Gate Repairs	-	83	-	83	-	83	366	583
6070000170 - Fences/Walls/Monuments Maintenance	580	417	600	417	761	417	4,221	2,917
6070000190 - Fountain Maintenance	130	458	182	458	254	458	1,126	3,208
6070000225 - Irrigation R&M	797	292	-	292	200	292	4,832	2,042
6070000230 - Landscaping-Contract-Plants	2,454	3,058	2,640	3,058	2,970	3,058	23,133	21,408
6070000236 - Tree Trimming	-	-	2,700	-	-	3,500	17,300	15,500
6070000240 - Lighting Supplies & Repairs	90	83	-	83	525	83	1,000	583
6070000250 - Light Decorations	-	-	-	-	-	-	763	500
6070000290 - Road Repair	-	208	-	208	-	208	165	1,458

	May-25		Jun-25		Jul-25		YTD Actual	YTD Budget
	Actual	Budget	Actual	Budget	Actual	Budget		
6070000300 - Pest Control	78	208	39	208	39	208	1,287	1,458
6070000360 - Trash Collection Fees	4,900	4,900	4,900	4,900	4,900	4,900	34,300	34,300
PROTECTIVE SERVICES								
6090000100 - Alarm Service	2,315	2,250	2,183	2,250	2,183	2,250	15,543	15,750
6090000400 - Security Patrol	2,930	3,042	2,423	3,042	2,633	3,042	20,055	21,292
Total Expense	58,265	44,925	26,847	44,925	48,467	48,425	324,458	333,275
Operating Net Income	(58,264)	(43,758)	(25,347)	(43,758)	255,861	282,442	317,021	334,292
RESERVE INCOME								
7000000400 - Reserve Interest & Dividend Income	1,057	833	-	833	2,121	833	7,316	5,833
7000000401 - Unrealized Reserve Interest & Dividend	-	-	1,038	-	(1,038)	-	4,010	-
7000000600 - State Income Tax	-	-	-	-	-	-	50	-
Total Reserve Income	1,057	833	1,038	833	1,083	833	11,376	5,833
RESERVE EXPENDITURES								
7010000070 - Island Improvements - R	-	-	-	-	-	-	-	-
7010000165 - Monument Lanterns - R	-	-	-	4,000	-	-	-	4,000
7010000190 - Fence, Walls and Monuments or Painting - R	-	-	-	3,000	-	-	4,781	3,000
7010000275 - Reserves Study - R	-	-	-	-	1,430	1,500	2,860	1,500
7010000277 - Roads Poly Chip- R	-	-	-	-	-	4,000	3,947	4,000
7010000310 - Sidewalks/Concrete - R	-	-	3,400	10,000	-	-	3,400	10,000
Total Reserve Expense	-	-	3,400	17,000	1,430	5,500	40,063	47,500
Reserve Net Income	1,057	833	(2,362)	(16,167)	(347)	(4,667)	(28,687)	(41,667)
Net Income	\$ (57,208)	\$ (42,925)	\$ (27,709)	\$ (59,925)	\$ 255,514	\$ 277,775	\$ 288,334	\$ 292,625