

Financial Reporting Package

Cobblestone HOA

9/1/2025 - 9/30/2025

Cobblestone Homeowners Association Inc
Balance Sheet
09/30/2025

AssetsCash

1001002000 - Operating - PPB #0958	\$46,659.41
1001002001 - PPB - Construction Deposit	\$55,000.00
1003004000 - Operating - FCB #4690	\$131,890.43
1003009500 - Reserve - Fidelity Investments #5279	\$366,933.76

<u>Cash Total</u>	<u>\$600,483.60</u>
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Homeowner Receivables

1021000001 - Homeowner Receivables	\$7,401.32
1021000005 - Allow For B/D	(\$2,000.00)

<u>Homeowner Receivables Total</u>	<u>\$5,401.32</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>	\$606,084.92
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Liabilities and EquityPrepaid Dues/Deferred Revenue

2015000001 - Prepaid Dues	\$8,005.61
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<u>Prepaid Dues/Deferred Revenue Total</u>	<u>\$8,005.61</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>	\$315,098.52
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<u>Net Income</u>	\$227,980.79
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Liabilities & Equity Total

	\$606,084.92
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1/1/2025 - 9/30/2025

6070000030 - Building Maintenance	\$160.00	\$547.43	\$160.00	\$941.28	\$793.96	\$200.00	\$160.00	\$2,130.00	\$288.88	\$5,381.55
6070000070 - Gatehouse Supplies/Equipment	\$0.00	\$0.00	\$0.00	\$116.61	\$4,250.00	\$434.68	\$111.68	\$57.89	\$0.00	\$4,970.86
6070000160 - Equipment/Gate Repairs	\$0.00	\$120.00	\$180.00	\$66.00	\$0.00	\$0.00	\$0.00	\$0.00	\$360.00	\$726.00
Maintenance	\$2,280.00	\$0.00	\$0.00	\$0.00	\$580.00	\$600.00	\$760.60	\$2,305.00	(\$1,380.00)	\$5,145.60
6070000190 - Fountain Maintenance	\$248.61	\$130.00	\$116.61	\$65.00	\$130.00	\$181.61	\$254.34	\$65.00	\$116.61	\$1,307.78
6070000225 - Irrigation R&M	\$0.00	\$0.00	\$0.00	\$3,835.00	\$796.66	\$0.00	\$200.00	\$490.00	\$0.00	\$5,321.66
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	\$2,980.00	\$2,640.00	\$28,752.89
6070000236 - Tree Trimming	\$4,645.00	\$2,470.00	\$7,485.00	\$0.00	\$0.00	\$2,700.00	\$0.00	\$0.00	\$0.00	\$17,300.00

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	YTD
<u>REPAIRS & MAINTENANCE</u>										
6070000240 - Lighting Supplies & Repairs	\$0.00	\$385.35	\$0.00	\$0.00	\$89.89	\$0.00	\$524.51	\$0.00	\$0.00	\$999.75
6070000250 - Light Decorations	\$763.05	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$415.91	\$0.00	\$1,178.96
6070000290 - Road Repair	\$165.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,870.00	\$0.00	\$5,035.00
6070000300 - Pest Control	\$39.00	\$39.00	\$1,053.00	\$0.00	\$78.00	\$39.00	\$39.00	\$1,222.00	\$0.00	\$2,509.00
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	\$4,900.00	\$4,900.00	\$44,100.00
<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	\$2,314.70	\$2,182.70	\$20,040.30
6090000400 - Security Patrol	\$3,070.00	\$3,105.00	\$2,790.00	\$3,105.00	\$2,930.00	\$2,422.50	\$2,632.50	\$2,685.00	\$2,842.50	\$25,582.50
<u>Total Expense</u>	\$44,624.78	\$46,223.51	\$49,650.27	\$50,379.81	\$58,265.31	\$26,847.30	\$48,467.36	\$52,732.06	\$37,566.69	\$414,757.09
<u>Operating Net Income</u>	\$245,257.05	(\$14,981.99)	(\$37,554.32)	(\$47,948.63)	(\$58,264.45)	(\$25,347.30)	\$255,860.84	(\$47,847.20)	(\$17,856.16)	\$251,317.84
<u>RESERVE INCOME</u>										
Income	\$1,077.97	\$972.68	\$5,070.51	(\$2,983.27)	\$1,056.88	\$0.00	\$2,120.73	\$1,086.62	\$1,038.62	\$9,440.74
Dividend Income	\$0.00	\$0.00	\$0.00	\$4,010.18	\$0.00	\$1,037.93	(\$1,037.93)	\$0.00	\$0.00	\$4,010.18
7000000600 - State Income Tax	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$0.00	\$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	\$1,082.80	\$1,086.62	\$1,038.62	\$13,500.92
<u>RESERVE EXPENDITURES</u>										
7010000070 - Island Improvements - R	\$4,781.08	\$0.00	\$7,710.00	\$12,583.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,074.40
Painting - R	\$0.00	\$0.00	\$0.00	\$4,781.08	\$0.00	\$0.00	\$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	\$0.00	\$0.00	\$2,860.00
7010000277 - Roads Poly Chip- R	\$0.00	\$3,947.37	\$0.00	\$0.00	\$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	\$0.00	\$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	\$0.00	\$0.00	\$40,062.85
<u>Reserve Net Income</u>	(\$3,703.11)	(\$2,974.69)	(\$4,069.49)	(\$16,287.49)	\$1,056.88	(\$2,362.07)	(\$347.20)	\$1,086.62	\$1,038.62	(\$26,561.93)
<u>Net Income</u>	\$241,553.94	(\$17,956.68)	(\$41,623.81)	(\$64,236.12)	(\$57,207.57)	(\$27,709.37)	\$255,513.64	(\$46,760.58)	(\$16,817.54)	\$224,755.91

Cobblestone Homeowners Association Inc
Budget Comparison Report

	Jul-25		Aug-25		Sep-25		YTD Actual	YTD Budget
	Actual	Budget	Actual	Budget	Actual	Budget		
Income								
4025000100 - Assessments	\$ 303,921	\$ 329,700	\$ 4,885	\$ -	\$ 18,298	\$ -	\$ 655,053	\$ 659,400
4110000057 - Plan Review Fees	150	917	-	917	-	917	5,650	8,250
4110000150 - Late Charges	257	250	-	250	1,413	250	5,372	2,250
Total Income	304,328	330,867	4,885	1,167	19,711	1,167	666,075	669,900
PAYROLL EXPENSE								
5001000135 - Gate Personnel	21,464	17,208	16,909	17,208	14,696	17,208	141,543	154,875
GENERAL & ADMINISTRATIVE								
6010000150 - Legal & Accounting Fees	1,279	833	-	833	-	833	3,828	7,500
6010000170 - Management Fees	8,213	8,100	8,213	8,100	8,213	8,100	69,150	72,900
6010000190 - Annual Meeting	-	-	-	-	-	-	-	1,500
6010000220 - Office Expense	150	250	68	250	65	250	1,631	2,250
6010000230 - Copies/Printing/Postage	40	208	26	208	43	208	674	1,875
6010000280 - Architectural Fees	-	1,083	850	1,083	-	1,083	6,700	9,750
UTILITIES								
6040000100 - Electric	649	500	599	500	609	500	4,394	4,500
6040000500 - Water	1,620	1,083	1,313	1,083	1,419	1,083	12,046	9,750
6040000600 - Wifi/Internet/Phone	319	283	319	283	339	283	3,442	2,550
TAXES & INSURANCE								
6050000200 - Insurance/Fire Protection	-	-	-	-	233	3,200	2,997	4,500
REPAIRS & MAINTENANCE								
6070000030 - Building Maintenance	160	208	2,130	208	289	208	5,382	1,875
6070000070 - Gatehouse Supplies/Equipment	112	167	58	167	-	167	4,971	1,500
6070000160 - Equipment/Gate Repairs	-	83	-	83	360	83	726	750
6070000170 - Fences/Walls/Monuments Maintenance	761	417	2,305	417	(1,380)	417	5,146	3,750
6070000190 - Fountain Maintenance	254	458	65	458	117	458	1,308	4,125
6070000225 - Irrigation R&M	200	292	490	292	-	292	5,322	2,625
6070000230 - Landscaping-Contract-Plants	2,970	3,058	2,980	3,058	2,640	3,058	28,753	27,525
6070000236 - Tree Trimming	-	3,500	-	-	-	-	17,300	15,500
6070000240 - Lighting Supplies & Repairs	525	83	-	83	-	83	1,000	750
6070000250 - Light Decorations	-	-	416	-	-	-	1,179	500
6070000290 - Road Repair	-	208	4,870	208	-	208	5,035	1,875

	Jul-25		Aug-25		Sep-25		YTD Actual	YTD Budget
	Actual	Budget	Actual	Budget	Actual	Budget		
6070000300 - Pest Control	39	208	1,222	208	-	208	2,509	1,875
6070000360 - Trash Collection Fees	4,900	4,900	4,900	4,900	4,900	4,900	44,100	44,100
PROTECTIVE SERVICES								
6090000100 - Alarm Service	2,183	2,250	2,315	2,250	2,183	2,250	20,040	20,250
6090000400 - Security Patrol	2,633	3,042	2,685	3,042	2,843	3,042	25,583	27,375
Total Expense	48,467	48,425	52,732	44,925	37,567	48,125	414,757	426,325
Operating Net Income	255,861	282,442	(47,847)	(43,758)	(17,856)	(46,958)	251,318	243,575
RESERVE INCOME								
7000000400 - Reserve Interest & Dividend Income	2,121	833	1,087	833	1,039	833	9,441	7,500
7000000401 - Unrealized Reserve Interest & Dividend	(1,038)	-	-	-	-	-	4,010	-
7000000600 - State Income Tax	-	-	-	-	-	-	50	-
Total Reserve Income	1,083	833	1,087	833	1,039	833	13,501	7,500
RESERVE EXPENDITURES								
7010000070 - Island Improvements - R	-	-	-	-	-	-	-	-
7010000165 - Monument Lanterns - R	-	-	-	500	-	-	-	-
7010000190 - Fence, Walls and Monuments or Painting - R	-	-	-	-	-	-	4,781	3,000
7010000275 - Reserves Study - R	1,430	1,500	-	1,500	-	-	2,860	3,000
7010000277 - Roads Poly Chip- R	-	4,000	-	-	-	-	3,947	4,000
7010000310 - Sidewalks/Concrete - R	-	-	-	-	-	-	3,400	10,000
Total Reserve Expense	1,430	5,500	-	2,000	-	-	40,063	49,500
Reserve Net Income	(347)	(4,667)	1,087	(1,167)	1,039	833	(26,562)	(42,000)
Net Income	\$ 255,514	\$ 277,775	\$ (46,761)	\$ (44,925)	\$ (16,818)	\$ (46,125)	\$ 224,756	\$ 201,575

Cobblestone
Monthly Water Usage and Cost
Acct #126827 2025

	Office 129552		Main 129556		Fountain 129562		Island 1 129658		Island 2 129662		Island 5 129650	
	3131 E Ina		3101 E Ina		3331 E Ina		7249 N Star Fury		7200 N Catalina Ridge		3139 E Crest Shadows	
	Amount	CcF	Amount	CcF	Amount	CcF	Amount	CcF	Amount	CcF	Amount	CcF
Jan	47.98	2	918.7	166	45.36	0	147.77	24	74.12	10	226.69	39
Feb	48.08	2	775.14	138	45.36	0	143.14	23	58.52	7	211.88	36
Mar	43.51	1	471.38	77	45.36	0	148.76	23	32.57	2	220.69	36
Apr	43.51	1	543.31	90	45.36	0	87.9	12	27.04	1	181.96	29
May	48.88	2	725.9	123	45.36	0	32.57	2	32.57	2	38.11	3
Jun	43.51	1	703.77	119	50.89	1	27.04	1	32.57	2	43.64	4
Jul	51.27	2	1091.06	189	133.88	16	38.11	3	38.11	3	71.3	9
Aug	51.76	2	839.25	142	90.68	8	44.15	4	32.97	2	77.66	10
Sep	49.19	1	789.71	116	98.94	7	76.62	8	44.93	3	114.64	14
Oct												
Nov												
Dec												
Total	427.69	14	6,858.22	1,160	601.19	32	746.06	100	373.40	32	1,186.57	180

	Island 6 129652		Island 9 605028		Island 10 129672		Island 11 129674		Corner 129654		Monthly Total	
	3161 E Moon Spirit		3350 E Finger Rock		3341 E Cobblestone		3471 E Cathedral Rock		3241 E Crest Shadows		Account #7230	
	Amount	CcF	Amount	CcF	Amount	CcF	Amount	CcF	Amount	CcF	Amount	CcF
Jan	21.51	0	42.55	4	53.07	6	21.51	0	21.51	0	1620.77	251
Feb	21.51	0	37.38	3	53.24	6	63.81	8	21.51	0	1479.57	223
Mar	21.51	0	38.11	3	49.17	5	87.9	12	21.51	0	1180.47	159
Apr	21.51	0	38.11	3	43.64	4	49.17	5	21.51	0	1103.02	145
May	21.51	0	38.11	3	60.24	7	49.17	5	21.51	0	1113.93	147
Jun	21.51	0	154.3	24	54.7	6	43.64	4	21.51	0	1197.08	162
Jul	27.04	1	43.64	4	49.17	5	54.7	6	21.51	0	1619.79	238
Aug	21.8	0	38.56	3	60.9	7	55.31	6	21.51	0	1334.55	184
Sep	tuned off	0	44.93	3	95.63	11	57.6	5	20.8	0	1392.99	168
Oct											0.00	0
Nov											0.00	0
Dec											0.00	0
Total	177.90	1	475.69	50	519.76	57	482.81	51	192.88	0	12,042.17	1,677

*Meters Read on -