

Financial Reporting Package

Cobblestone HOA

1/1/2026 - 1/31/2026

**Cobblestone Homeowners Association Inc**  
**Balance Sheet**  
**1/31/2026**

**Assets**Cash

1001004000 - Operating - FCB #4690	\$276,196.49
1003004100 - FCB #5412-Construction Deposit	\$69,000.00
1003009500 - Fidelity Investments #5279	\$402,840.04

Cash Total


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\$748,036.53

Homeowner Receivables

1021000001 - Accounts Receivables	\$63,726.34
1021000005 - Allowance for Doubtful Accounts	(\$2,000.00)

Homeowner Receivables Total


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\$61,726.34

Prepaid Expenses

1043000001 - Prepaid Expenses	\$5,434.98
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Prepaid Expenses Total


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\$5,434.98

*Assets Total*

\$815,197.85

**Liabilities and Equity**Accounts Payable

2011000004 - Accrued Income Taxes	\$50.00
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Accounts Payable Total


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\$50.00

Prepaid Dues/Deferred Revenue

2015000001 - Prepaid Assessments	\$41,374.86
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Prepaid Dues/Deferred Revenue Total


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\$41,374.86

Security Deposits

2016000001 - Refundable Construction Deposits	\$69,000.00
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Security Deposits Total


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\$69,000.00

Retained Earnings

\$416,630.47

Net Income

\$288,142.52

*Liabilities & Equity Total*

\$815,197.85

**Cobblestone Homeowners Association Inc**  
**Income Statement**  
**1/1/2026 - 1/31/2026**

	Jan 2026	YTD
<b>Income</b>		
<u>HOA REVENUE</u>		
4025000100 - Assessments	\$330,270.00	\$330,270.00
<u>Total HOA REVENUE</u>	\$330,270.00	\$330,270.00
<u>OTHER INCOME</u>		
4110000150 - Late Fees	\$6,128.46	\$6,128.46
<u>Total OTHER INCOME</u>	\$6,128.46	\$6,128.46
<i>Total Income</i>	\$336,398.46	\$336,398.46
<b>Expense</b>		
<u>PAYROLL EXPENSE</u>		
5001000135 - Gate Personnel	\$23,556.93	\$23,556.93
<u>Total PAYROLL EXPENSE</u>	\$23,556.93	\$23,556.93
<u>GENERAL &amp; ADMINISTRATIVE</u>		
6010000170 - Management Fees	\$8,212.50	\$8,212.50
6010000220 - Office Expense	\$194.45	\$194.45
6010000230 - Copies, Printing and Postage	\$137.28	\$137.28
6010000280 - Architectural Fees	\$3,250.00	\$3,250.00
<u>Total GENERAL &amp; ADMINISTRATIVE</u>	\$11,794.23	\$11,794.23
<u>UTILITIES</u>		
6040000500 - Water	\$586.27	\$586.27
6040000600 - Wifi,Internet,Phone	\$131.59	\$131.59
<u>Total UTILITIES</u>	\$717.86	\$717.86
<u>REPAIRS &amp; MAINTENANCE</u>		
6070000030 - Building Maintenance	\$160.00	\$160.00
6070000190 - Fountain Maintenance	\$130.00	\$130.00
6070000230 - Landscaping Contract	\$2,640.00	\$2,640.00
6070000360 - Trash Collection Fees	\$5,000.00	\$5,000.00
<u>Total REPAIRS &amp; MAINTENANCE</u>	\$7,930.00	\$7,930.00

**Cobblestone Homeowners Association Inc**  
**Income Statement**  
**1/1/2026 - 1/31/2026**

	Jan 2026	YTD
<b><u>PROTECTIVE SERVICES</u></b>		
6090000100 - Alarm Service	\$2,314.70	\$2,314.70
6090000400 - Security Patrol	\$3,070.00	\$3,070.00
<b><u>Total PROTECTIVE SERVICES</u></b>	<b>\$5,384.70</b>	<b>\$5,384.70</b>
<i>Total Expense</i>	\$49,383.72	\$49,383.72
Operating Net Income	\$287,014.74	\$287,014.74
<b>Reserve Income</b>		
<b><u>RESERVE INCOME</u></b>		
7000000400 - Reserve Interest & Dividend Income	\$1,127.78	\$1,127.78
<b><u>Total RESERVE INCOME</u></b>	<b>\$1,127.78</b>	<b>\$1,127.78</b>
<i>Total Reserve Income</i>	\$1,127.78	\$1,127.78
<b>Reserve Expense</b>		
<i>Total Reserve Expense</i>	\$0.00	\$0.00
Reserve Net Income	\$1,127.78	\$1,127.78
Net Income	\$288,142.52	\$288,142.52

Cobblestone

Monthly Water Usage and Cost

01/01/26

Acct #126827

2026

	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	94.65	8	301.73	39	85.83	3	82.96	9	38.6	2	76.62	8
Feb												
Mar												
Apr												
May												
Jun												
Jul												
Aug												
Sep												
Oct												
Nov												
Dec												
<b>Total</b>	<b>94.65</b>	<b>8</b>	<b>301.73</b>	<b>39</b>	<b>85.83</b>	<b>3</b>	<b>82.96</b>	<b>9</b>	<b>38.60</b>	<b>2</b>	<b>76.62</b>	<b>8</b>

	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	0	0	38.6	2	70.28	7	44.93	3	0	0	834.20	81
Feb	turned off	Sep									0.00	0
Mar	0	0									0.00	0
Apr	0	0									0.00	0
May	0	0									0.00	0
Jun	0	0									0.00	0
Jul	0	0									0.00	0
Aug	0	0									0.00	0
Sep	0	0									0.00	0
Oct	0	0									0.00	0
Nov	0	0									0.00	0
Dec	0	0									0.00	0
<b>Total</b>	<b>0.00</b>	<b>0</b>	<b>38.60</b>	<b>2</b>	<b>70.28</b>	<b>7</b>	<b>44.93</b>	<b>3</b>	<b>0.00</b>	<b>0</b>	<b>834.20</b>	<b>81</b>

\*Meters Read on -

12/8/2025

1 CCF = 748 Gallons of Water