

Financial Reporting Package

Cobblestone HOA

2/1/2026 - 2/28/2026

Cobblestone Homeowners Association Inc
Balance Sheet
2/28/2026

AssetsCash

1001004000 - Operating - FCB #4690	\$234,032.68
1003004100 - FCB #5412-Construction Deposit	\$74,013.75
1003009500 - Fidelity Investments #5279	\$438,906.27
<u>Cash Total</u>	<u>\$746,952.70</u>

Homeowner Receivables

1021000001 - Accounts Receivables	\$27,585.80
1021000005 - Allowance for Doubtful Accounts	(\$2,000.00)
<u>Homeowner Receivables Total</u>	<u>\$25,585.80</u>

Prepaid Expenses

1043000001 - Prepaid Expenses	\$50.69
<u>Prepaid Expenses Total</u>	<u>\$50.69</u>

Assets Total

\$772,589.19

Liabilities and EquityAccounts Payable

2011000004 - Accrued Income Taxes	\$50.00
<u>Accounts Payable Total</u>	<u>\$50.00</u>

Prepaid Dues/Deferred Revenue

2015000001 - Prepaid Assessments	\$43,696.86
2015000006 - Deferred Revenue	\$23,312.00
<u>Prepaid Dues/Deferred Revenue Total</u>	<u>\$67,008.86</u>

Security Deposits

2016000001 - Refundable Construction Deposits	\$74,013.75
<u>Security Deposits Total</u>	<u>\$74,013.75</u>

Retained Earnings

\$416,630.47

Net Income

\$214,886.11

Liabilities & Equity Total

\$772,589.19

Cobblestone Homeowners Association Inc

Income Statement

1/1/2026 - 2/28/2026

	Jan 2026	Feb 2026	YTD
Income			
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<u>HOA REVENUE</u>			
4025000100 - Assessments	\$276,900.03	\$30,853.31	\$307,753.34
<u>Total HOA REVENUE</u>	<u>\$276,900.03</u>	<u>\$30,853.31</u>	<u>\$307,753.34</u>
<u>OTHER INCOME</u>			
4110000057 - Plan Review Fees	\$0.00	\$1,300.00	\$1,300.00
4110000150 - Late Fees	\$53.33	\$1,426.80	\$1,480.13
<u>Total OTHER INCOME</u>	<u>\$53.33</u>	<u>\$2,726.80</u>	<u>\$2,780.13</u>
<i>Total Income</i>	\$276,953.36	\$33,580.11	\$310,533.47
Expense			
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<u>PAYROLL EXPENSE</u>			
5001000135 - Gate Personnel	\$23,556.93	\$14,830.27	\$38,387.20
<u>Total PAYROLL EXPENSE</u>	<u>\$23,556.93</u>	<u>\$14,830.27</u>	<u>\$38,387.20</u>
<u>GENERAL & ADMINISTRATIVE</u>			
6010000150 - Legal Fees	\$0.00	\$2,593.00	\$2,593.00
6010000170 - Management Fees	\$8,212.50	\$8,212.50	\$16,425.00
6010000220 - Office Expense	\$194.45	\$453.30	\$647.75
6010000230 - Copies, Printing and Postage	\$147.72	\$48.45	\$196.17
6010000280 - Architectural Fees	\$3,250.00	\$0.00	\$3,250.00
<u>Total GENERAL & ADMINISTRATIVE</u>	<u>\$11,804.67</u>	<u>\$11,307.25</u>	<u>\$23,111.92</u>
<u>UTILITIES</u>			
6040000100 - Electricity	\$0.00	\$764.46	\$764.46
6040000500 - Water	\$586.27	\$782.43	\$1,368.70
6040000600 - Wifi,Internet,Phone	\$131.59	\$60.99	\$192.58
<u>Total UTILITIES</u>	<u>\$717.86</u>	<u>\$1,607.88</u>	<u>\$2,325.74</u>
<u>REPAIRS & MAINTENANCE</u>			
6070000030 - Building Maintenance	\$160.00	\$200.00	\$360.00
6070000170 - Fences, Walls, and Monument Maintenance	\$0.00	\$1,450.00	\$1,450.00
6070000190 - Fountain Maintenance	\$130.00	\$181.61	\$311.61
6070000230 - Landscaping Contract	\$2,640.00	\$3,470.00	\$6,110.00

Cobblestone Homeowners Association Inc

Income Statement

1/1/2026 - 2/28/2026

	Jan 2026	Feb 2026	YTD
6070000250 - Holiday Light Decorations	\$0.00	\$600.00	\$600.00
6070000300 - Pest Control	\$0.00	\$1,209.00	\$1,209.00
6070000360 - Trash Collection Fees	\$5,000.00	\$5,000.00	\$10,000.00
<u>Total REPAIRS & MAINTENANCE</u>	<u>\$7,930.00</u>	<u>\$12,110.61</u>	<u>\$20,040.61</u>
<u>PROTECTIVE SERVICES</u>			
6090000100 - Alarm Service	\$2,314.70	\$2,314.70	\$4,629.40
6090000400 - Security Patrol	\$3,070.00	\$3,070.00	\$6,140.00
<u>Total PROTECTIVE SERVICES</u>	<u>\$5,384.70</u>	<u>\$5,384.70</u>	<u>\$10,769.40</u>
<i>Total Expense</i>	\$49,394.16	\$45,240.71	\$94,634.87
Operating Net Income	<u>\$227,559.20</u>	<u>(\$11,660.60)</u>	<u>\$215,898.60</u>
Reserve Income			
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<u>RESERVE INCOME</u>			
7000000400 - Reserve Interest & Dividend Income	\$1,127.78	\$1,066.23	\$2,194.01
<u>Total RESERVE INCOME</u>	<u>\$1,127.78</u>	<u>\$1,066.23</u>	<u>\$2,194.01</u>
<i>Total Reserve Income</i>	\$1,127.78	\$1,066.23	\$2,194.01
Reserve Expense			
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<u>RESERVE EXPENDITURES</u>			
7010000310 - Sidewalks/Concrete - R	\$0.00	\$3,206.50	\$3,206.50
<u>Total RESERVE EXPENDITURES</u>	<u>\$0.00</u>	<u>\$3,206.50</u>	<u>\$3,206.50</u>
<i>Total Reserve Expense</i>	\$0.00	\$3,206.50	\$3,206.50
Reserve Net Income	<u>\$1,127.78</u>	<u>(\$2,140.27)</u>	<u>(\$1,012.49)</u>
Net Income	<u>\$228,686.98</u>	<u>(\$13,800.87)</u>	<u>\$214,886.11</u>

02/01/26

Cobblestone Monthly Water Usage and Cost

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	113.08	11	251.04	31	73.6	3	51.27	4	32.26	1	44.93	3
Mar												
Apr												
May												
Jun												
Jul												
Aug												
Sep												
Oct												
Nov												
Dec												
Total	207.73	19	552.77	70	159.43	6	134.23	13	70.86	3	121.55	11
	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	32.26	1	57.6	5	38.6	2			694.64	61
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
Total	0.00	0	70.86	3	127.88	12	83.53	5	0.00	0	1,528.84	142

*Meters Read on - 1/7/2026 1 CCF = 748 Gallons of Water