

Financial Statements

of
COBBLESTONE CONDOMINIUM ASSOCIATION
For the Periods Ended October 31, 2018 and 2017

COBBLESTONE CONDOMINIUM ASSOCIATION
Balance Sheet
October 31, 2018 and 2017

Assets

	As of <u>Oct. 31, 2018</u>	As of <u>Oct. 31, 2017</u>
Current Assets		
CASH IN BANK-CHECKING	\$ 4,087.17	\$ 4,567.85
CASH IN BANK-RESERVE SAVINGS	400.36	400.29
ALPINE BANK-RESERVE ACCOUNT	24,096.23	18,014.37
ACCOUNTS RECEIVABLE-DUES	0.00	(1,200.00)
PREPAID INSURANCE	6,427.55	6,101.00
LOAN FEES-ALPINE BANK	1,404.00	1,404.00
ACCUM AMORT-LOAN FEES	<u>(889.20)</u>	<u>(889.20)</u>
Total Current Assets	\$ <u>35,526.11</u>	\$ <u>28,398.31</u>
Total Assets	\$ <u><u>35,526.11</u></u>	\$ <u><u>28,398.31</u></u>

COBBLESTONE CONDOMINIUM ASSOCIATION
 Balance Sheet
 October 31, 2018 and 2017

Liabilities and Equity

	As of <u>Oct. 31, 2018</u>	As of <u>Oct. 31, 2017</u>
Current Liabilities		
DEPOSITS PAYABLE	\$ 660.00	\$ 660.00
RESERVE	22,337.36	16,257.36
NOTE PAYABLE-ALPINE BANK	<u>54,183.77</u>	<u>63,612.25</u>
Total Current Liabilities	\$ 77,181.13	\$ 80,529.61
Equity		
RETAINED EARNINGS	10,884.11	(3,131.06)
ROOF RESERVE FUND BALANCE	(59,144.20)	(59,144.20)
Current Income (Loss)	<u>6,605.07</u>	<u>10,143.96</u>
Total Equity	<u>(41,655.02)</u>	<u>(52,131.30)</u>
Total Liabilities & Equity	\$ <u><u>35,526.11</u></u>	\$ <u><u>28,398.31</u></u>

COBBLESTONE CONDOMINIUM ASSOCIATION
Income Statement
For the Periods Ended October 31, 2018 and 2017

	1 Month Ended Oct. 31, 2018	Pct	1 Month Ended Oct. 31, 2017	Pct	10 Months Ended Oct. 31, 2018	Pct	10 Months Ended Oct. 31, 2017	Pct
Revenue								
INCOME-DUES	\$ 4,000.00	82.64	\$ 4,440.00	92.50	\$ 42,640.00	88.68	\$ 42,600.00	90.73
INCOME-RESERVE	800.00	16.53	360.00	7.50	5,360.00	11.15	3,600.00	7.67
INCOME-WORK DAY	0.00	0.00	0.00	0.00	0.00	0.00	750.00	1.60
INCOME-LATE FEES	40.00	0.83	0.00	0.00	80.00	0.17	0.00	0.00
INCOME-INTEREST	<u>0.00</u>	<u>0.00</u>	<u>0.16</u>	<u>0.00</u>	<u>1.63</u>	<u>0.00</u>	<u>1.36</u>	<u>0.00</u>
Total Revenue	4,840.00	100.00	4,800.16	100.00	48,081.63	100.00	46,951.36	100.00
Operating Expenses								
BOOKKEEPING	100.00	2.07	100.00	2.08	1,000.00	2.08	1,000.00	2.13
CABLE TV	522.58	10.80	501.97	10.46	5,063.69	10.53	4,925.23	10.49
INTEREST EXPENSE	290.88	6.01	255.46	5.32	3,028.56	6.30	3,307.65	7.04
INSURANCE	508.42	10.50	547.25	11.40	5,084.20	10.57	5,472.50	11.66
LICENSES	0.00	0.00	0.00	0.00	10.00	0.02	0.00	0.00
MANAGEMENT FEE	500.00	10.33	500.00	10.42	3,750.00	7.80	5,000.00	10.65
OFFICE EXPENSES	0.00	0.00	10.00	0.21	98.32	0.20	108.40	0.23
PROFESSIONAL FEES-ACC	0.00	0.00	0.00	0.00	350.00	0.73	350.00	0.75
REPAIRS & MAINTENANCE	0.00	0.00	0.00	0.00	5,050.88	10.50	360.77	0.77
RESERVE ACCOUNT	800.00	16.53	360.00	7.50	5,360.00	11.15	3,600.00	7.67
SNOWPLOWING	680.00	14.05	680.00	14.17	2,720.00	5.66	1,266.25	2.70
TRASH REMOVAL	244.39	5.05	402.15	8.38	2,169.78	4.51	3,621.01	7.71
WATER & SEWER	1,825.45	37.72	1,696.24	35.34	6,768.88	14.08	6,764.69	14.41
UTILITIES	<u>57.27</u>	<u>1.18</u>	<u>72.57</u>	<u>1.51</u>	<u>1,022.25</u>	<u>2.13</u>	<u>1,030.90</u>	<u>2.20</u>
Total Expenses	<u>5,528.99</u>	<u>114.24</u>	<u>5,125.64</u>	<u>106.78</u>	<u>41,476.56</u>	<u>86.26</u>	<u>36,807.40</u>	<u>78.39</u>
Net Income (Loss)	\$ <u><u>(688.99)</u></u>	<u><u>(14.24)</u></u>	\$ <u><u>(325.48)</u></u>	<u><u>(6.78)</u></u>	\$ <u><u>6,605.07</u></u>	<u><u>13.74</u></u>	\$ <u><u>10,143.96</u></u>	<u><u>21.61</u></u>