

Financial Statements

of  
COBBLESTONE CONDOMINIUM ASSOCIATION  
For the Periods Ended January 31, 2019 and 2018

COBBLESTONE CONDOMINIUM ASSOCIATION  
 Balance Sheet  
 January 31, 2019 and 2018

Assets

	As of <u>Jan. 31, 2019</u>	As of <u>Jan. 31, 2018</u>
Current Assets		
CASH IN BANK-CHECKING	\$ 5,605.09	\$ 6,171.17
CASH IN BANK-RESERVE SAVINGS	400.36	400.29
ALPINE BANK-RESERVE ACCOUNT	26,496.85	19,094.84
ACCOUNTS RECEIVABLE-DUES	(400.00)	0.00
PREPAID INSURANCE	4,837.79	4,644.33
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>37,454.89</u>	\$ <u>30,825.43</u>
Total Assets	\$ <u><u>37,454.89</u></u>	\$ <u><u>30,825.43</u></u>

COBBLESTONE CONDOMINIUM ASSOCIATION  
Balance Sheet  
January 31, 2019 and 2018

Liabilities and Equity

	As of <u>Jan. 31, 2019</u>	As of <u>Jan. 31, 2018</u>
Current Liabilities		
DEPOSITS PAYABLE	\$ 660.00	\$ 660.00
RESERVE	24,737.36	17,337.36
NOTE PAYABLE-ALPINE BANK	<u>51,978.55</u>	<u>61,029.35</u>
Total Current Liabilities	\$ 77,375.91	\$ 79,026.71
Equity		
RETAINED EARNINGS	20,212.48	10,884.11
ROOF RESERVE FUND BALANCE	(59,144.20)	(59,144.20)
Current Income (Loss)	<u>(989.30)</u>	<u>58.81</u>
Total Equity	<u>(39,921.02)</u>	<u>(48,201.28)</u>
Total Liabilities & Equity	\$ <u><u>37,454.89</u></u>	\$ <u><u>30,825.43</u></u>

COBBLESTONE CONDOMINIUM ASSOCIATION  
Income Statement  
For the Periods Ended January 31, 2019 and 2018

	1 Month Ended Jan. 31, 2019	Pct	1 Month Ended Jan. 31, 2018	Pct	1 Month Ended Jan. 31, 2019	Pct	1 Month Ended Jan. 31, 2018	Pct
<b>Revenue</b>								
INCOME-DUES	\$ 4,000.00	83.33	\$ 4,440.00	92.50	\$ 4,000.00	83.33	\$ 4,440.00	92.50
INCOME-RESERVE	800.00	16.67	360.00	7.50	800.00	16.67	360.00	7.50
INCOME-INTEREST	<u>0.00</u>	<u>0.00</u>	<u>0.17</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.17</u>	<u>0.00</u>
Total Revenue	4,800.00	100.00	4,800.17	100.00	4,800.00	100.00	4,800.17	100.00
<b>Operating Expenses</b>								
BOOKKEEPING	150.00	3.13	100.00	2.08	150.00	3.13	100.00	2.08
CABLE TV	523.30	10.90	501.00	10.44	523.30	10.90	501.00	10.44
INTEREST EXPENSE	497.76	10.37	311.68	6.49	497.76	10.37	311.68	6.49
INSURANCE	529.92	11.04	508.42	10.59	529.92	11.04	508.42	10.59
MANAGEMENT FEE	250.00	5.21	250.00	5.21	250.00	5.21	250.00	5.21
REPAIRS & MAINTENANCE	311.00	6.48	0.00	0.00	311.00	6.48	0.00	0.00
RESERVE ACCOUNT	800.00	16.67	360.00	7.50	800.00	16.67	360.00	7.50
SNOWPLOWING	680.00	14.17	680.00	14.17	680.00	14.17	680.00	14.17
TRASH REMOVAL	242.17	5.05	211.00	4.40	242.17	5.05	211.00	4.40
WATER & SEWER	1,645.56	34.28	1,645.56	34.28	1,645.56	34.28	1,645.56	34.28
UTILITIES	<u>159.59</u>	<u>3.32</u>	<u>173.70</u>	<u>3.62</u>	<u>159.59</u>	<u>3.32</u>	<u>173.70</u>	<u>3.62</u>
Total Expenses	<u>5,789.30</u>	<u>120.61</u>	<u>4,741.36</u>	<u>98.77</u>	<u>5,789.30</u>	<u>120.61</u>	<u>4,741.36</u>	<u>98.77</u>
Net Income (Loss)	\$ <u>(989.30)</u>	<u>(20.61)</u>	\$ <u>58.81</u>	<u>1.23</u>	\$ <u>(989.30)</u>	<u>(20.61)</u>	\$ <u>58.81</u>	<u>1.23</u>