

Financial Statements

of  
COBBLESTONE CONDOMINIUM ASSOCIATION  
For the Periods Ended September 30, 2021 and 2020

COBBLESTONE CONDOMINIUM ASSOCIATION

Balance Sheet

September 30, 2021 and 2020

Assets

	As of <u>Sep. 30, 2021</u>	As of <u>Sep. 30, 2020</u>
Current Assets		
CASH IN BANK-CHECKING	\$ 4,038.47	\$ 4,058.17
CASH IN BANK-RESERVE SAVINGS	13,323.96	401.16
ALPINE BANK-RESERVE ACCOUNT	0.00	38,511.64
ACCOUNTS RECEIVABLE-DUES	400.00	0.00
PREPAID INSURANCE	891.62	563.13
LOAN FEES-ALPINE BANK	0.00	1,404.00
ACCUM AMORT-LOAN FEES	<u>0.00</u>	<u>(1,404.00)</u>
Total Current Assets	\$ <u>18,654.05</u>	\$ <u>43,534.10</u>
Total Assets	\$ <u><u>18,654.05</u></u>	\$ <u><u>43,534.10</u></u>

COBBLESTONE CONDOMINIUM ASSOCIATION  
 Balance Sheet  
 September 30, 2021 and 2020

Liabilities and Equity

	As of Sep. 30, 2021	As of Sep. 30, 2020
<b>Current Liabilities</b>		
Accounts Payable	\$ 4,225.00	\$ 0.00
DEPOSITS PAYABLE	660.00	660.00
RESERVE	13,323.39	36,737.36
NOTE PAYABLE-ALPINE BANK	0.00	38,224.61
Total Current Liabilities	\$ 18,208.39	\$ 75,621.97
<b>Equity</b>		
RETAINED EARNINGS	1,228.67	(3,052.35)
ROOF RESERVE FUND BALANCE	0.00	(32,397.71)
Current Income (Loss)	(783.01)	3,362.19
Total Equity	445.66	(32,087.87)
Total Liabilities & Equity	\$ 18,654.05	\$ 43,534.10

COBBLESTONE CONDOMINIUM ASSOCIATION  
Income Statement  
For the Periods Ended September 30, 2021 and 2020

	1 Month Ended Sep. 30, 2021	Pct	1 Month Ended Sep. 30, 2020	Pct	9 Months Ended Sep. 30, 2021	Pct	9 Months Ended Sep. 30, 2020	Pct
<b>Revenue</b>								
INCOME-DUES	\$ 3,300.00	68.75	\$ 4,000.00	83.33	\$ 31,100.00	71.99	\$ 36,000.00	83.33
INCOME-RESERVE	1,500.00	31.25	800.00	16.67	10,600.00	24.54	7,200.00	16.67
INCOME-LATE FEES	0.00	0.00	0.00	0.00	1,500.00	3.47	0.00	0.00
INCOME-INTEREST	0.11	0.00	0.31	0.01	1.39	0.00	2.67	0.01
<b>Total Revenue</b>	<b>4,800.11</b>	<b>100.00</b>	<b>4,800.31</b>	<b>100.00</b>	<b>43,201.39</b>	<b>100.00</b>	<b>43,202.67</b>	<b>100.00</b>
<b>Operating Expenses</b>								
BOOKKEEPING	150.00	3.12	150.00	3.12	1,350.00	3.12	1,350.00	3.12
CABLE TV	456.00	9.50	528.08	11.00	4,108.79	9.51	4,747.64	10.99
INTEREST EXPENSE	0.00	0.00	136.07	2.83	338.15	0.78	1,899.80	4.40
INSURANCE	810.67	16.89	563.17	11.73	7,296.03	16.89	5,068.53	11.73
MANAGEMENT FEE	500.00	10.42	500.00	10.42	3,250.00	7.52	3,500.00	8.10
OFFICE EXPENSES	0.00	0.00	10.00	0.21	(48.32)	(0.11)	65.00	0.15
PROFESSIONAL FEES-ACC	0.00	0.00	0.00	0.00	375.00	0.87	400.00	0.93
REPAIRS & MAINTENANCE	350.00	7.29	439.98	9.17	2,965.70	6.86	2,228.48	5.16
RESERVE ACCOUNT	1,500.00	31.25	800.00	16.67	12,100.00	28.01	7,200.00	16.67
SNOWPLOWING	0.00	0.00	0.00	0.00	2,600.00	6.02	4,060.00	9.40
TRASH REMOVAL	323.13	6.73	286.28	5.96	2,874.51	6.65	2,586.11	5.99
WATER & SEWER	0.00	0.00	0.00	0.00	5,854.96	13.55	5,716.64	13.23
UTILITIES	45.98	0.96	48.52	1.01	919.58	2.13	1,018.28	2.36
<b>Total Expenses</b>	<b>4,135.78</b>	<b>86.16</b>	<b>3,462.10</b>	<b>72.12</b>	<b>43,984.40</b>	<b>101.81</b>	<b>39,840.48</b>	<b>92.22</b>
<b>Net Income (Loss)</b>	<b>\$ 664.33</b>	<b>13.84</b>	<b>\$ 1,338.21</b>	<b>27.88</b>	<b>\$ (783.01)</b>	<b>(1.81)</b>	<b>\$ 3,362.19</b>	<b>7.78</b>