

Financial Statements

of
COBBLESTONE CONDOMINIUM ASSOCIATION
For the Periods Ended November 30, 2022 and 2021

COBBLESTONE CONDOMINIUM ASSOCIATION
Balance Sheet
November 30, 2022 and 2021

Assets

	As of <u>Nov. 30, 2022</u>	As of <u>Nov. 30, 2021</u>
Current Assets		
CASH IN BANK-CHECKING	\$ 764.42	\$ 1,812.62
CASH IN BANK-RESERVE SAVINGS	22,726.85	16,324.21
ACCOUNTS RECEIVABLE-DUES	400.00	400.00
PREPAID INSURANCE	<u>782.93</u>	<u>754.45</u>
Total Current Assets	\$ <u>24,674.20</u>	\$ <u>19,291.28</u>
Total Assets	\$ <u><u>24,674.20</u></u>	\$ <u><u>19,291.28</u></u>

COBBLESTONE CONDOMINIUM ASSOCIATION
 Balance Sheet
 November 30, 2022 and 2021

Liabilities and Equity

	As of <u>Nov. 30, 2022</u>	As of <u>Nov. 30, 2021</u>
Current Liabilities		
Accounts Payable	\$ 0.00	\$ 4,225.00
DEPOSITS PAYABLE	660.00	660.00
RESERVE	<u>22,721.98</u>	<u>16,323.39</u>
Total Current Liabilities	\$ 23,381.98	\$ 21,208.39
Equity		
RETAINED EARNINGS	(2,236.56)	1,228.67
Current Income (Loss)	<u>3,528.78</u>	<u>(3,145.78)</u>
Total Equity	<u>1,292.22</u>	<u>(1,917.11)</u>
Total Liabilities & Equity	\$ <u><u>24,674.20</u></u>	\$ <u><u>19,291.28</u></u>

COBBLESTONE CONDOMINIUM ASSOCIATION
Income Statement
For the Periods Ended November 30, 2022 and 2021

	1 Month Ended Nov. 30, 2022	Pct	1 Month Ended Nov. 30, 2021	Pct	11 Months Ended Nov. 30, 2022	Pct	11 Months Ended Nov. 30, 2021	Pct
Revenue								
INCOME-DUES	\$ 3,300.00	68.75	\$ 3,300.00	68.75	\$ 36,300.00	68.18	\$ 37,700.00	71.29
INCOME-RESERVE	1,500.00	31.25	1,500.00	31.25	16,500.00	30.99	13,600.00	25.72
INCOME-WORK DAY	0.00	0.00	0.00	0.00	400.00	0.75	0.00	0.00
INCOME-LATE FEES	0.00	0.00	0.00	0.00	40.00	0.08	1,580.00	2.99
INCOME-INTEREST	<u>0.00</u>	<u>0.00</u>	<u>0.13</u>	<u>0.00</u>	<u>3.89</u>	<u>0.01</u>	<u>1.64</u>	<u>0.00</u>
Total Revenue	4,800.00	100.00	4,800.13	100.00	53,243.89	100.00	52,881.64	100.00
Operating Expenses								
BOOKKEEPING	150.00	3.13	150.00	3.12	1,650.00	3.10	1,650.00	3.12
CABLE TV	456.00	9.50	456.00	9.50	5,016.00	9.42	5,020.79	9.49
INTEREST EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	338.15	0.64
INSURANCE	1,053.99	21.96	884.34	18.42	10,054.48	18.88	9,064.70	17.14
LICENSES	0.00	0.00	10.00	0.21	0.00	0.00	10.00	0.02
MANAGEMENT FEE	500.00	10.42	500.00	10.42	4,200.00	7.89	4,250.00	8.04
OFFICE EXPENSES	0.00	0.00	0.00	0.00	68.00	0.13	(48.32)	(0.09)
PROFESSIONAL FEES-ACC	0.00	0.00	0.00	0.00	375.00	0.70	375.00	0.71
REPAIRS & MAINTENANCE	300.00	6.25	300.00	6.25	2,106.66	3.96	3,700.75	7.00
RESERVE ACCOUNT	1,500.00	31.25	1,500.00	31.25	9,000.00	16.90	15,100.00	28.55
SNOWPLOWING	0.00	0.00	0.00	0.00	3,865.00	7.26	2,600.00	4.92
TRASH REMOVAL	451.04	9.40	355.11	7.40	4,421.76	8.30	3,579.30	6.77
WATER & SEWER	0.00	0.00	0.00	0.00	7,921.06	14.88	7,955.30	15.04
UTILITIES	0.00	0.00	161.23	3.36	1,037.15	1.95	1,080.81	2.04
LAWN FURNITURE & EQUI	<u>0.00</u>	<u>0.00</u>	<u>663.74</u>	<u>13.83</u>	<u>0.00</u>	<u>0.00</u>	<u>1,350.94</u>	<u>2.55</u>
Total Expenses	<u>4,411.03</u>	<u>91.90</u>	<u>4,980.42</u>	<u>103.76</u>	<u>49,715.11</u>	<u>93.37</u>	<u>56,027.42</u>	<u>105.95</u>
Net Income (Loss)	<u>\$ 388.97</u>	<u>8.10</u>	<u>\$ (180.29)</u>	<u>(3.76)</u>	<u>\$ 3,528.78</u>	<u>6.63</u>	<u>\$ (3,145.78)</u>	<u>(5.95)</u>