

Financial Statements

of  
COBBLESTONE CONDOMINIUM ASSOCIATION  
For the Periods Ended October 31, 2022 and 2021

COBBLESTONE CONDOMINIUM ASSOCIATION  
Balance Sheet  
October 31, 2022 and 2021

	Assets	
	As of <u>Oct. 31, 2022</u>	As of <u>Oct. 31, 2021</u>
Current Assets		
CASH IN BANK-CHECKING	\$ 694.38	\$ 2,324.45
CASH IN BANK-RESERVE SAVINGS	21,226.85	14,824.08
PREPAID INSURANCE	<u>864.00</u>	<u>823.04</u>
Total Current Assets	\$ <u>22,785.23</u>	\$ <u>17,971.57</u>
Total Assets	\$ <u><u>22,785.23</u></u>	\$ <u><u>17,971.57</u></u>

COBBLESTONE CONDOMINIUM ASSOCIATION  
 Balance Sheet  
 October 31, 2022 and 2021

Liabilities and Equity

	As of <u>Oct. 31, 2022</u>	As of <u>Oct. 31, 2021</u>
<b>Current Liabilities</b>		
Accounts Payable	\$ 0.00	\$ 4,225.00
DEPOSITS PAYABLE	660.00	660.00
RESERVE	<u>21,221.98</u>	<u>14,823.39</u>
Total Current Liabilities	\$ 21,881.98	\$ 19,708.39
<b>Equity</b>		
RETAINED EARNINGS	(2,236.56)	1,228.67
Current Income (Loss)	<u>3,139.81</u>	<u>(2,965.49)</u>
Total Equity	<u>903.25</u>	<u>(1,736.82)</u>
Total Liabilities & Equity	\$ <u><u>22,785.23</u></u>	\$ <u><u>17,971.57</u></u>

COBBLESTONE CONDOMINIUM ASSOCIATION  
Income Statement  
For the Periods Ended October 31, 2022 and 2021

	1 Month Ended Oct. 31, 2022	Pct	1 Month Ended Oct. 31, 2021	Pct	10 Months Ended Oct. 31, 2022	Pct	10 Months Ended Oct. 31, 2021	Pct
<b>Revenue</b>								
INCOME-DUES	\$ 3,300.00	68.74	\$ 3,300.00	67.62	\$ 33,000.00	68.12	\$ 34,400.00	71.55
INCOME-RESERVE	1,500.00	31.24	1,500.00	30.74	15,000.00	30.96	12,100.00	25.17
INCOME-WORK DAY	0.00	0.00	0.00	0.00	400.00	0.83	0.00	0.00
INCOME-LATE FEES	0.00	0.00	80.00	1.64	40.00	0.08	1,580.00	3.29
INCOME-INTEREST	<u>0.84</u>	<u>0.02</u>	<u>0.12</u>	<u>0.00</u>	<u>3.89</u>	<u>0.01</u>	<u>1.51</u>	<u>0.00</u>
Total Revenue	4,800.84	100.00	4,880.12	100.00	48,443.89	100.00	48,081.51	100.00
<b>Operating Expenses</b>								
BOOKKEEPING	150.00	3.12	150.00	3.07	1,500.00	3.10	1,500.00	3.12
CABLE TV	456.00	9.50	456.00	9.34	4,560.00	9.41	4,564.79	9.49
INTEREST EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	338.15	0.70
INSURANCE	1,041.43	21.69	884.33	18.12	9,000.49	18.58	8,180.36	17.01
MANAGEMENT FEE	500.00	10.41	500.00	10.25	3,700.00	7.64	3,750.00	7.80
OFFICE EXPENSES	0.00	0.00	0.00	0.00	68.00	0.14	(48.32)	(0.10)
PROFESSIONAL FEES-ACC	0.00	0.00	0.00	0.00	375.00	0.77	375.00	0.78
REPAIRS & MAINTENANCE	150.00	3.12	1,122.25	23.00	1,806.66	3.73	3,400.75	7.07
RESERVE ACCOUNT	0.00	0.00	1,500.00	30.74	7,500.00	15.48	13,600.00	28.29
SNOWPLOWING	0.00	0.00	0.00	0.00	3,865.00	7.98	2,600.00	5.41
TRASH REMOVAL	439.18	9.15	349.68	7.17	3,970.72	8.20	3,224.19	6.71
WATER & SEWER	2,076.39	43.25	2,100.34	43.04	7,921.06	16.35	7,955.30	16.55
UTILITIES	49.39	1.03	0.00	0.00	1,037.15	2.14	919.58	1.91
LAWN FURNITURE & EQUI	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>687.20</u>	<u>1.43</u>
Total Expenses	<u>4,862.39</u>	<u>101.28</u>	<u>7,062.60</u>	<u>144.72</u>	<u>45,304.08</u>	<u>93.52</u>	<u>51,047.00</u>	<u>106.17</u>
Net Income (Loss)	\$ <u>(61.55)</u>	<u>(1.28)</u>	\$ <u>(2,182.48)</u>	<u>(44.72)</u>	\$ <u>3,139.81</u>	<u>6.48</u>	\$ <u>(2,965.49)</u>	<u>(6.17)</u>