

Financial Statements

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

COBBLESTONE CONDOMINIUM ASSOCIATION
 Balance Sheet
 December 31, 2022 and 2021

Assets

	As of <u>Dec. 31, 2022</u>	As of <u>Dec. 31, 2021</u>
Current Assets		
CASH IN BANK-CHECKING	\$ 2,161.33	\$ 2,861.60
CASH IN BANK-RESERVE SAVINGS	24,229.49	17,824.37
ACCOUNTS RECEIVABLE-DUES	(400.00)	400.00
PREPAID INSURANCE	<u>701.86</u>	<u>685.86</u>
Total Current Assets	\$ <u>26,692.68</u>	\$ <u>21,771.83</u>
Total Assets	\$ <u><u>26,692.68</u></u>	\$ <u><u>21,771.83</u></u>

A/R DUES: MOEN (NOV & DEC)	800.00
PREPAID: HOBBS	400.00
LANDWEHR	400.00
RMBC	400.00
TOTAL	-400.00

COBBLESTONE CONDOMINIUM ASSOCIATION

Balance Sheet

December 31, 2022 and 2021

Liabilities and Equity

	As of <u>Dec. 31, 2022</u>	As of <u>Dec. 31, 2021</u>
Current Liabilities		
Accounts Payable	\$ 1,400.00	\$ 5,525.00
A/P ESTIMATE OF SNOW REMOVAL	660.00	660.00
DEPOSITS PAYABLE	<u>24,221.98</u>	<u>17,823.39</u>
RESERVE		
Total Current Liabilities	\$ 26,281.98	\$ 24,008.39
Equity		
RETAINED EARNINGS	(2,236.56)	1,228.67
Current Income (Loss)	<u>2,647.26</u>	<u>(3,465.23)</u>
Total Equity	<u>410.70</u>	<u>(2,236.56)</u>
Total Liabilities & Equity	\$ <u><u>26,692.68</u></u>	\$ <u><u>21,771.83</u></u>

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

	1 Month Ended Dec. 31, 2022	Pct	1 Month Ended Dec. 31, 2021	Pct	12 Months Ended Dec. 31, 2022	Pct	12 Months Ended Dec. 31, 2021	Pct
Revenue								
INCOME-DUES	\$ 3,300.00	68.73	\$ 3,300.00	68.75	\$ 39,600.00	68.22	\$ 41,000.00	71.08
INCOME-RESERVE	1,500.00	31.24	1,500.00	31.25	18,000.00	31.01	15,100.00	26.18
INCOME-WORK DAY	0.00	0.00	0.00	0.00	400.00	0.69	0.00	0.00
INCOME-LATE FEES	0.00	0.00	0.00	0.00	40.00	0.07	1,580.00	2.74
INCOME-INTEREST	1.72	0.04	0.16	0.00	6.53	0.01	1.80	0.00
	<u>4,801.72</u>		<u>4,800.16</u>		<u>58,046.53</u>		<u>57,681.80</u>	
Total Revenue	4,801.72	100.00	4,800.16	100.00	58,046.53	100.00	57,681.80	100.00
Operating Expenses								
BOOKKEEPING	150.00	3.12	150.00	3.12	1,800.00	3.10	1,800.00	3.12
CABLE TV	456.00	9.50	456.00	9.50	5,472.00	9.43	5,476.79	9.49
INTEREST EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	338.15	0.59
INSURANCE	1,053.99	21.95	884.34	18.42	11,108.47	19.14	9,949.04	17.25
LICENSES	0.00	0.00	0.00	0.00	0.00	0.00	10.00	0.02
MANAGEMENT FEE	350.00	7.29	300.00	6.25	4,550.00	7.84	4,550.00	7.89
OFFICE EXPENSES	0.00	0.00	0.00	0.00	68.00	0.12	(48.32)	(0.08)
PROFESSIONAL FEES-ACC	0.00	0.00	0.00	0.00	375.00	0.65	375.00	0.65
REPAIRS & MAINTENANCE	36.00	0.75	0.00	0.00	2,142.66	3.69	3,700.75	6.42
RESERVE ACCOUNT	1,500.00	31.24	1,500.00	31.25	10,500.00	18.09	16,600.00	28.78
SNOWPLOWING	700.00	14.58	1,300.00	27.08	5,265.00	9.07	3,900.00	6.76
TRASH REMOVAL	448.22	9.33	355.06	7.40	4,869.98	8.39	3,934.36	6.82
WATER & SEWER	0.00	0.00	0.00	0.00	7,921.06	13.65	7,955.30	13.79
UTILITIES	289.95	6.04	174.21	3.63	1,327.10	2.29	1,255.02	2.18
LAWN FURNITURE & EQUI	0.00	0.00	0.00	0.00	0.00	0.00	1,350.94	2.34
	<u>4,984.16</u>	<u>103.80</u>	<u>5,119.61</u>	<u>106.66</u>	<u>55,399.27</u>	<u>95.44</u>	<u>61,147.03</u>	<u>106.01</u>
Total Expenses	4,984.16	103.80	5,119.61	106.66	55,399.27	95.44	61,147.03	106.01
Net Income (Loss)	\$ <u>(182.44)</u>	<u>(3.80)</u>	\$ <u>(319.45)</u>	<u>(6.65)</u>	\$ <u>2,647.26</u>	<u>4.56</u>	\$ <u>(3,465.23)</u>	<u>(6.01)</u>