

Financial Statements

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

COBBLESTONE CONDOMINIUM ASSOCIATION  
 Balance Sheet  
 September 30, 2022 and 2021

Assets

	As of Sep. 30, 2022	As of Sep. 30, 2021
Current Assets		
CASH IN BANK-CHECKING	\$ 688.22	\$ 4,038.47
CASH IN BANK-RESERVE SAVINGS	21,225.10	13,323.96
ACCOUNTS RECEIVABLE-DUES	0.00	400.00
PREPAID INSURANCE	932.55	891.62
Total Current Assets	\$ 22,845.87	\$ 18,654.05
Total Assets	\$ 22,845.87	\$ 18,654.05

## COBBLESTONE CONDOMINIUM ASSOCIATION

## Balance Sheet

September 30, 2022 and 2021

## Liabilities and Equity

	As of <u>Sep. 30, 2022</u>	As of <u>Sep. 30, 2021</u>
Current Liabilities		
Accounts Payable	\$ 0.00	\$ 4,225.00
DEPOSITS PAYABLE	660.00	660.00
RESERVE	<u>21,221.98</u>	<u>13,323.39</u>
Total Current Liabilities	\$ 21,881.98	\$ 18,208.39
Equity		
RETAINED EARNINGS	(2,236.56)	1,228.67
Current Income (Loss)	<u>3,200.45</u>	<u>(783.01)</u>
Total Equity	<u>963.89</u>	<u>445.66</u>
Total Liabilities & Equity	\$ <u><u>22,845.87</u></u>	\$ <u><u>18,654.05</u></u>

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

	1 Month Ended Sep. 30, 2022	Pct	1 Month Ended Sep. 30, 2021	Pct	9 Months Ended Sep. 30, 2022	Pct	9 Months Ended Sep. 30, 2021	Pct
<b>Revenue</b>								
INCOME-DUES	\$ 3,300.00	68.18	\$ 3,300.00	68.75	\$ 29,700.00	68.05	\$ 31,100.00	71.99
INCOME-RESERVE	1,500.00	30.99	1,500.00	31.25	13,500.00	30.93	10,600.00	24.54
INCOME-WORK DAY	0.00	0.00	0.00	0.00	400.00	0.92	0.00	0.00
INCOME-LATE FEES	40.00	0.83	0.00	0.00	40.00	0.09	1,500.00	3.47
INCOME-INTEREST	<u>0.00</u>	<u>0.00</u>	<u>0.11</u>	<u>0.00</u>	<u>2.14</u>	<u>0.00</u>	<u>1.39</u>	<u>0.00</u>
<b>Total Revenue</b>	<b>4,840.00</b>	<b>100.00</b>	<b>4,800.11</b>	<b>100.00</b>	<b>43,642.14</b>	<b>100.00</b>	<b>43,201.39</b>	<b>100.00</b>
<b>Operating Expenses</b>								
BOOKKEEPING	150.00	3.10	150.00	3.12	1,350.00	3.09	1,350.00	3.12
CABLE TV	456.00	9.42	456.00	9.50	4,104.00	9.40	4,108.79	9.51
INTEREST EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	338.15	0.78
INSURANCE	884.34	18.27	810.67	16.89	7,959.06	18.24	7,296.03	16.89
MANAGEMENT FEE	500.00	10.33	500.00	10.42	3,200.00	7.33	3,250.00	7.52
OFFICE EXPENSES	10.00	0.21	0.00	0.00	68.00	0.16	(48.32)	(0.11)
PROFESSIONAL FEES-ACC	0.00	0.00	0.00	0.00	375.00	0.86	375.00	0.87
REPAIRS & MAINTENANCE	0.00	0.00	350.00	7.29	1,656.66	3.80	2,278.50	5.27
RESERVE ACCOUNT	1,500.00	30.99	1,500.00	31.25	7,500.00	17.19	12,100.00	28.01
SNOWPLOWING	0.00	0.00	0.00	0.00	3,865.00	8.86	2,600.00	6.02
TRASH REMOVAL	400.33	8.27	323.13	6.73	3,531.54	8.09	2,874.51	6.65
WATER & SEWER	0.00	0.00	0.00	0.00	5,844.67	13.39	5,854.96	13.55
UTILITIES	49.58	1.02	45.98	0.96	987.76	2.26	919.58	2.13
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>1.59</u>
<b>Total Expenses</b>	<b><u>3,950.25</u></b>	<b><u>81.62</u></b>	<b><u>4,135.78</u></b>	<b><u>86.16</u></b>	<b><u>40,441.69</u></b>	<b><u>92.67</u></b>	<b><u>43,984.40</u></b>	<b><u>101.81</u></b>
<b>Net Income (Loss)</b>	<b><u>\$ 889.75</u></b>	<b><u>18.38</u></b>	<b><u>\$ 664.33</u></b>	<b><u>13.84</u></b>	<b><u>\$ 3,200.45</u></b>	<b><u>7.33</u></b>	<b><u>\$ (783.01)</u></b>	<b><u>(1.81)</u></b>