

Financial Statements

of
COBBLESTONE CONDOMINIUM ASSOCIATION
For the Periods Ended April 30, 2023 and 2022

COBBLESTONE CONDOMINIUM ASSOCIATION

Balance Sheet

April 30, 2023 and 2022

Assets

	As of <u>Apr. 30, 2023</u>	As of <u>Apr. 30, 2022</u>
Current Assets		
CASH IN BANK-CHECKING	\$ 939.77	\$ 415.77
CASH IN BANK-RESERVE SAVINGS	28,733.11	20,824.37
ACCOUNTS RECEIVABLE-DUES	1,500.00	0.00
PREPAID INSURANCE	<u>377.58</u>	<u>411.50</u>
Total Current Assets	\$ <u>31,550.46</u>	\$ <u>21,651.64</u>
Total Assets	\$ <u><u>31,550.46</u></u>	\$ <u><u>21,651.64</u></u>

COBBLESTONE CONDOMINIUM ASSOCIATION

Balance Sheet

April 30, 2023 and 2022

Liabilities and Equity

	As of <u>Apr. 30, 2023</u>	As of <u>Apr. 30, 2022</u>
Current Liabilities		
Accounts Payable	\$ 1,995.00	\$ 3,390.00
DEPOSITS PAYABLE	660.00	660.00
RESERVE	<u>30,221.98</u>	<u>20,823.39</u>
Total Current Liabilities	\$ 32,876.98	\$ 24,873.39
Equity		
RETAINED EARNINGS	410.70	(2,236.56)
Current Income (Loss)	<u>(1,737.22)</u>	<u>(985.19)</u>
Total Equity	<u>(1,326.52)</u>	<u>(3,221.75)</u>
Total Liabilities & Equity	\$ <u><u>31,550.46</u></u>	\$ <u><u>21,651.64</u></u>

COBBLESTONE CONDOMINIUM ASSOCIATION
Income Statement
For the Periods Ended April 30, 2023 and 2022

	1 Month Ended Apr. 30, 2023	Pct	1 Month Ended Apr. 30, 2022	Pct	4 Months Ended Apr. 30, 2023	Pct	4 Months Ended Apr. 30, 2022	Pct
Revenue								
INCOME-DUES	\$ 4,500.00	74.99	\$ 3,300.00	68.75	\$ 16,800.00	73.67	\$ 13,200.00	68.75
INCOME-RESERVE	1,500.00	25.00	1,500.00	31.25	6,000.00	26.31	6,000.00	31.25
INCOME-INTEREST	<u>0.88</u>	<u>0.01</u>	<u>0.00</u>	<u>0.00</u>	<u>3.62</u>	<u>0.02</u>	<u>0.00</u>	<u>0.00</u>
Total Revenue	6,000.88	100.00	4,800.00	100.00	22,803.62	100.00	19,200.00	100.00
Operating Expenses								
BOOKKEEPING	175.00	2.92	150.00	3.13	700.00	3.07	600.00	3.13
CABLE TV	478.80	7.98	456.00	9.50	1,892.40	8.30	1,824.00	9.50
INSURANCE	1,053.99	17.56	884.34	18.42	4,215.96	18.49	3,537.36	18.42
MANAGEMENT FEE	350.00	5.83	300.00	6.25	1,400.00	6.14	900.00	4.69
OFFICE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	58.00	0.30
PROFESSIONAL FEES-ACC	0.00	0.00	375.00	7.81	375.00	1.64	375.00	1.95
REPAIRS & MAINTENANCE	24.00	0.40	36.00	0.75	120.00	0.53	72.00	0.38
RESERVE ACCOUNT	1,500.00	25.00	0.00	0.00	6,000.00	26.31	3,000.00	15.63
SNOWPLOWING	650.00	10.83	0.00	0.00	2,545.00	11.16	3,865.00	20.13
TRASH REMOVAL	427.09	7.12	401.91	8.37	1,733.41	7.60	1,504.61	7.84
WATER & SEWER	2,389.73	39.82	1,945.76	40.54	4,670.88	20.48	3,874.16	20.18
UTILITIES	<u>210.28</u>	<u>3.50</u>	<u>0.00</u>	<u>0.00</u>	<u>888.19</u>	<u>3.89</u>	<u>575.06</u>	<u>3.00</u>
Total Expenses	<u>7,258.89</u>	<u>120.96</u>	<u>4,549.01</u>	<u>94.77</u>	<u>24,540.84</u>	<u>107.62</u>	<u>20,185.19</u>	<u>105.13</u>
Net Income (Loss)	<u>\$ (1,258.01)</u>	<u>(20.96)</u>	<u>\$ 250.99</u>	<u>5.23</u>	<u>\$ (1,737.22)</u>	<u>(7.62)</u>	<u>\$ (985.19)</u>	<u>(5.13)</u>