

Financial Statements

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

COBBLESTONE CONDOMINIUM ASSOCIATION  
 Balance Sheet  
 June 30, 2023 and 2022

Assets

	As of <u>Jun. 30, 2023</u>	As of <u>Jun. 30, 2022</u>
Current Assets		
CASH IN BANK-CHECKING	\$ 335.71	\$ 1,184.66
CASH IN BANK-RESERVE SAVINGS	36,235.41	22,325.39
ACCOUNTS RECEIVABLE-DUES	500.00	(800.00)
PREPAID INSURANCE	<u>215.44</u>	<u>274.32</u>
Total Current Assets	\$ <u>37,286.56</u>	\$ <u>22,984.37</u>
Total Assets	\$ <u><u>37,286.56</u></u>	\$ <u><u>22,984.37</u></u>

COBBLESTONE CONDOMINIUM ASSOCIATION

Balance Sheet

June 30, 2023 and 2022

Liabilities and Equity

	As of <u>Jun. 30, 2023</u>	As of <u>Jun. 30, 2022</u>
<b>Current Liabilities</b>		
Accounts Payable	\$ 1,995.00	\$ 1,000.00
DEPOSITS PAYABLE	660.00	660.00
RESERVE	<u>36,221.98</u>	<u>22,323.39</u>
Total Current Liabilities	\$ 38,876.98	\$ 23,983.39
<b>Equity</b>		
RETAINED EARNINGS	410.70	(2,236.56)
Current Income (Loss)	<u>(2,001.12)</u>	<u>1,237.54</u>
Total Equity	<u>(1,590.42)</u>	<u>(999.02)</u>
Total Liabilities & Equity	\$ <u>37,286.56</u>	\$ <u>22,984.37</u>

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

	1 Month Ended Jun. 30, 2023	Pct	1 Month Ended Jun. 30, 2022	Pct	6 Months Ended Jun. 30, 2023	Pct	6 Months Ended Jun. 30, 2022	Pct
Revenue								
INCOME-DUES	\$ 4,500.00	74.98	\$ 3,300.00	68.74	\$ 25,800.00	73.70	\$ 19,800.00	68.75
INCOME-RESERVE	1,500.00	24.99	1,500.00	31.24	9,000.00	25.71	9,000.00	31.25
INCOME-LATE FEES	0.00	0.00	0.00	0.00	200.00	0.57	0.00	0.00
INCOME-TRANSFERS	0.00	0.00	0.00	0.00	1.06	0.00	0.00	0.00
INCOME-INTEREST	<u>1.24</u>	<u>0.02</u>	<u>1.02</u>	<u>0.02</u>	<u>4.86</u>	<u>0.01</u>	<u>1.02</u>	<u>0.00</u>
Total Revenue	6,001.24	100.00	4,801.02	100.00	35,005.92	100.00	28,801.02	100.00
Operating Expenses								
BOOKKEEPING	175.00	2.92	150.00	3.12	1,050.00	3.00	900.00	3.12
CABLE TV	478.80	7.98	456.00	9.50	2,850.00	8.14	2,736.00	9.50
INSURANCE	1,053.99	17.56	884.34	18.42	6,323.94	18.07	5,306.04	18.42
MANAGEMENT FEE	850.00	14.16	500.00	10.41	2,250.00	6.43	1,700.00	5.90
OFFICE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	58.00	0.20
PROFESSIONAL FEES-ACC	0.00	0.00	0.00	0.00	375.00	1.07	375.00	1.30
REPAIRS & MAINTENANCE	601.91	10.03	1,009.87	21.03	721.91	2.06	1,081.87	3.76
RESERVE ACCOUNT	4,500.00	74.98	0.00	0.00	12,000.00	34.28	4,500.00	15.62
SNOWPLOWING	0.00	0.00	0.00	0.00	2,545.00	7.27	3,865.00	13.42
TRASH REMOVAL	422.93	7.05	409.62	8.53	2,582.83	7.38	2,315.11	8.04
WATER & SEWER	0.00	0.00	0.00	0.00	4,670.88	13.34	3,874.16	13.45
WORK DAY EXPENSES	598.04	9.97	0.00	0.00	598.04	1.71	0.00	0.00
UTILITIES	<u>42.91</u>	<u>0.72</u>	<u>44.07</u>	<u>0.92</u>	<u>1,039.44</u>	<u>2.97</u>	<u>852.30</u>	<u>2.96</u>
Total Expenses	<u>8,723.58</u>	<u>145.36</u>	<u>3,453.90</u>	<u>71.94</u>	<u>37,007.04</u>	<u>105.72</u>	<u>27,563.48</u>	<u>95.70</u>
Net Income (Loss)	<u>\$ (2,722.34)</u>	<u>(45.36)</u>	<u>\$ 1,347.12</u>	<u>28.06</u>	<u>\$ (2,001.12)</u>	<u>(5.72)</u>	<u>\$ 1,237.54</u>	<u>4.30</u>