

Financial Statements

of  
COBBLESTONE CONDOMINIUM ASSOCIATION  
For the Periods Ended October 31, 2021 and 2020

COBBLESTONE CONDOMINIUM ASSOCIATION

Balance Sheet

October 31, 2021 and 2020

Assets

	As of <u>Oct. 31, 2021</u>	As of <u>Oct. 31, 2020</u>
Current Assets		
CASH IN BANK-CHECKING	\$ 2,324.45	\$ 2,856.85
CASH IN BANK-RESERVE SAVINGS	14,823.96	401.16
ALPINE BANK-RESERVE ACCOUNT	0.00	39,311.97
PREPAID INSURANCE	823.04	823.00
LOAN FEES-ALPINE BANK	0.00	1,404.00
ACCUM AMORT-LOAN FEES	<u>0.00</u>	<u>(1,404.00)</u>
Total Current Assets	\$ <u>17,971.45</u>	\$ <u>43,392.98</u>
Total Assets	\$ <u><u>17,971.45</u></u>	\$ <u><u>43,392.98</u></u>

## COBBLESTONE CONDOMINIUM ASSOCIATION

## Balance Sheet

October 31, 2021 and 2020

## Liabilities and Equity

	As of <u>Oct. 31, 2021</u>	As of <u>Oct. 31, 2020</u>
Current Liabilities		
Accounts Payable	\$ 4,225.00	\$ 0.00
DEPOSITS PAYABLE	660.00	660.00
RESERVE	14,823.39	37,537.36
NOTE PAYABLE-ALPINE BANK	<u>0.00</u>	<u>37,495.80</u>
Total Current Liabilities	\$ 19,708.39	\$ 75,693.16
Equity		
RETAINED EARNINGS	1,228.67	(3,052.35)
ROOF RESERVE FUND BALANCE	0.00	(32,397.71)
Current Income (Loss)	<u>(2,965.61)</u>	<u>3,149.88</u>
Total Equity	<u>(1,736.94)</u>	<u>(32,300.18)</u>
Total Liabilities & Equity	\$ <u>17,971.45</u>	\$ <u>43,392.98</u>

COBBLESTONE CONDOMINIUM ASSOCIATION  
Income Statement  
For the Periods Ended October 31, 2021 and 2020

	1 Month Ended Oct. 31, 2021	Pct	1 Month Ended Oct. 31, 2020	Pct	10 Months Ended Oct. 31, 2021	Pct	10 Months Ended Oct. 31, 2020	Pct
<b>Revenue</b>								
INCOME-DUES	\$ 3,300.00	67.62	\$ 4,000.00	83.33	\$ 34,400.00	71.55	\$ 40,000.00	83.33
INCOME-RESERVE	1,500.00	30.74	800.00	16.67	12,100.00	25.17	8,000.00	16.67
INCOME-LATE FEES	80.00	1.64	0.00	0.00	1,580.00	3.29	0.00	0.00
INCOME-INTEREST	<u>0.00</u>	<u>0.00</u>	<u>0.33</u>	<u>0.01</u>	<u>1.39</u>	<u>0.00</u>	<u>3.00</u>	<u>0.01</u>
<b>Total Revenue</b>	<b>4,880.00</b>	<b>100.00</b>	<b>4,800.33</b>	<b>100.00</b>	<b>48,081.39</b>	<b>100.00</b>	<b>48,003.00</b>	<b>100.00</b>
<b>Operating Expenses</b>								
BOOKKEEPING	150.00	3.07	150.00	3.12	1,500.00	3.12	1,500.00	3.12
CABLE TV	456.00	9.34	528.08	11.00	4,564.79	9.49	5,275.72	10.99
INTEREST EXPENSE	0.00	0.00	158.13	3.29	338.15	0.70	2,057.93	4.29
INSURANCE	884.33	18.12	563.13	11.73	8,180.36	17.01	5,631.66	11.73
MANAGEMENT FEE	500.00	10.25	500.00	10.42	3,750.00	7.80	4,000.00	8.33
OFFICE EXPENSES	0.00	0.00	0.00	0.00	(48.32)	(0.10)	65.00	0.14
PROFESSIONAL FEES-ACC	0.00	0.00	0.00	0.00	375.00	0.78	400.00	0.83
REPAIRS & MAINTENANCE	1,122.25	23.00	0.00	0.00	4,087.95	8.50	2,228.48	4.64
RESERVE ACCOUNT	1,500.00	30.74	800.00	16.67	13,600.00	28.29	8,000.00	16.67
SNOWPLOWING	0.00	0.00	0.00	0.00	2,600.00	5.41	4,060.00	8.46
TRASH REMOVAL	349.68	7.17	156.98	3.27	3,224.19	6.71	2,743.09	5.71
WATER & SEWER	2,100.34	43.04	2,103.52	43.82	7,955.30	16.55	7,820.16	16.29
UTILITIES	<u>0.00</u>	<u>0.00</u>	<u>52.80</u>	<u>1.10</u>	<u>919.58</u>	<u>1.91</u>	<u>1,071.08</u>	<u>2.23</u>
<b>Total Expenses</b>	<b><u>7,062.60</u></b>	<b><u>144.73</u></b>	<b><u>5,012.64</u></b>	<b><u>104.42</u></b>	<b><u>51,047.00</u></b>	<b><u>106.17</u></b>	<b><u>44,853.12</u></b>	<b><u>93.44</u></b>
<b>Net Income (Loss)</b>	<b>\$ <u>(2,182.60)</u></b>	<b><u>(44.73)</u></b>	<b>\$ <u>(212.31)</u></b>	<b><u>(4.42)</u></b>	<b>\$ <u>(2,965.61)</u></b>	<b><u>(6.17)</u></b>	<b>\$ <u>3,149.88</u></b>	<b><u>6.56</u></b>