

Income Statement

Chaparral Point Adult Village - CCN 9810287

2022-09-01 - 2022-10-31, By Month, Accrual basis

Description	09-2022	10-2022	Total
INCOME			
Condominium Fees - Residential	\$ 21,014.88	\$ 21,014.88	\$ 42,029.76
TOTAL INCOME	\$ 21,014.88	\$ 21,014.88	\$ 42,029.76
EXPENSES			
GENERAL/ADMINISTRATIVE			
Insurance	\$ 6,782.96	\$ 6,782.95	\$ 13,565.91
Management Fees	\$ 1,412.25	\$ 1,412.25	\$ 2,824.50
Office Expense	\$ 3.94	\$ 5.69	\$ 9.63
TOTAL GENERAL/ADMINISTRATIVE	\$ 8,199.15	\$ 8,200.89	\$ 16,400.04
UTILITIES			
Garbage Removal	\$ 250.83	\$ 228.02	\$ 478.85
Organics Composting	\$ 266.70	\$ 224.70	\$ 491.40
Power	\$ 27.84	\$ 23.56	\$ 51.40
Recycling	\$ 420.00	\$ 420.00	\$ 840.00
Water & Sewer	\$ 3,166.85	\$ 592.93	\$ 3,759.78
TOTAL UTILITIES	\$ 4,132.22	\$ 1,489.21	\$ 5,621.43
GROUNDS MAINTENANCE			
Landscaping Contract	\$ 3,439.17	\$ 3,731.18	\$ 7,170.35
Pest Control	\$ 89.25	\$ 225.75	\$ 315.00
TOTAL GROUNDS MAINTENANCE	\$ 3,528.42	\$ 3,956.93	\$ 7,485.35
REPAIRS AND MAINTENANCE			
Repairs & Maintenance	\$ 725.00	\$ 971.25	\$ 1,696.25
TOTAL REPAIRS AND MAINTENANCE	\$ 725.00	\$ 971.25	\$ 1,696.25
RESERVE FUND			
Reserve Contributions	\$ 5,743.25	\$ 5,743.25	\$ 11,486.50
TOTAL RESERVE FUND	\$ 5,743.25	\$ 5,743.25	\$ 11,486.50
TOTAL EXPENSES	\$ 22,328.04	\$ 20,361.53	\$ 42,689.57
CURRENT SURPLUS (DEFICIT)	\$ (1,313.16)	\$ 653.35	\$ (659.81)