

Income Statement

Chaparral Point Adult Village - CCN 9810287

2022-09-01 - 2022-11-30, By Month, Accrual basis

Description	09-2022	10-2022	11-2022	Total
INCOME				
Condominium Fees - Residential	\$ 21,014.88	\$ 21,014.88	\$ 21,014.88	\$ 63,044.64
TOTAL INCOME	\$ 21,014.88	\$ 21,014.88	\$ 21,014.88	\$ 63,044.64
EXPENSES				
GENERAL/ADMINISTRATIVE				
Accounting	\$ -	\$ -	\$ 1,932.00	\$ 1,932.00
Insurance	\$ 6,782.96	\$ 6,782.95	\$ 6,782.96	\$ 20,348.87
Management Fees	\$ 1,412.25	\$ 1,412.25	\$ 1,412.25	\$ 4,236.75
Office Expense	\$ 3.94	\$ 5.69	\$ 14.23	\$ 23.86
TOTAL GENERAL/ADMINISTRATIVE	\$ 8,199.15	\$ 8,200.89	\$ 10,141.44	\$ 26,541.48
UTILITIES				
Garbage Removal	\$ 250.83	\$ 228.02	\$ 235.63	\$ 714.48
Organics Composting	\$ 266.70	\$ 224.70	\$ 235.20	\$ 726.60
Power	\$ 27.84	\$ 23.56	\$ 39.43	\$ 90.83
Recycling	\$ 420.00	\$ 420.00	\$ 420.00	\$ 1,260.00
Water & Sewer	\$ 3,166.85	\$ 592.93	\$ 25.80	\$ 3,785.58
TOTAL UTILITIES	\$ 4,132.22	\$ 1,489.21	\$ 956.06	\$ 6,577.49
GROUNDS MAINTENANCE				
Irrigation System	\$ -	\$ -	\$ 1,054.20	\$ 1,054.20
Landscaping Contract	\$ 3,439.17	\$ 3,731.18	\$ 582.75	\$ 7,753.10
Pest Control	\$ 89.25	\$ 225.75	\$ -	\$ 315.00
TOTAL GROUNDS MAINTENANCE	\$ 3,528.42	\$ 3,956.93	\$ 1,636.95	\$ 9,122.30
REPAIRS AND MAINTENANCE				
Repairs & Maintenance	\$ 725.00	\$ 971.25	\$ 411.62	\$ 2,107.87
TOTAL REPAIRS AND MAINTENANCE	\$ 725.00	\$ 971.25	\$ 411.62	\$ 2,107.87
RESERVE FUND				
Reserve Contributions	\$ 5,743.25	\$ 5,743.25	\$ 5,743.25	\$ 17,229.75
TOTAL RESERVE FUND	\$ 5,743.25	\$ 5,743.25	\$ 5,743.25	\$ 17,229.75
TOTAL EXPENSES	\$ 22,328.04	\$ 20,361.53	\$ 18,889.32	\$ 61,578.89
CURRENT SURPLUS (DEFICIT)	\$ (1,313.16)	\$ 653.35	\$ 2,125.56	\$ 1,465.75