

Income Statement
2023-09-01 - 2024-01-31, By Month,
Accrual basis
Chaparral Point Adult Village - CCN 9810287

Description	09-2023	10-2023	11-2023	12-2023	01-2024	Total
INCOME						
Condominium Fees - Residential	\$ 21,727.84	\$ 21,727.84	\$ 21,727.84	\$ 21,727.84	\$ 21,727.84	\$ 108,639.20
TOTAL INCOME	\$ 21,727.84	\$ 21,727.84	\$ 21,727.84	\$ 21,727.84	\$ 21,727.84	\$ 108,639.20
EXPENSES						
GENERAL/ADMINISTRATIVE						
Accounting	\$ -	\$ -	\$ -	\$ 2,037.00	\$ -	\$ 2,037.00
Insurance	\$ 4,717.83	\$ 4,717.83	\$ 3,758.08	\$ 4,200.21	\$ 4,180.20	\$ 21,574.15
Management Fees	\$ 1,412.25	\$ 1,412.25	\$ 1,412.25	\$ 1,412.25	\$ 1,412.25	\$ 7,061.25
Office Expense	\$ 369.29	\$ 78.72	\$ 92.76	\$ -	\$ 73.27	\$ 614.04
TOTAL GENERAL/ADMINISTRATIVE	\$ 6,499.37	\$ 6,208.80	\$ 5,263.09	\$ 7,649.46	\$ 5,665.72	\$ 31,286.44
UTILITIES						
Garbage Removal	\$ 247.40	\$ 255.39	\$ 231.45	\$ 231.45	\$ 263.38	\$ 1,229.07
Organics Composting	\$ 224.70	\$ 224.70	\$ 308.70	\$ 245.70	\$ 224.70	\$ 1,228.50
Power	\$ 84.35	\$ 105.80	\$ 89.44	\$ 95.76	\$ 117.82	\$ 493.17
Recycling	\$ 420.00	\$ 420.00	\$ 420.00	\$ 420.00	\$ 420.00	\$ 2,100.00
Water & Sewer	\$ 1,192.45	\$ 24.99	\$ 23.32	\$ 26.66	\$ 24.86	\$ 1,292.28
TOTAL UTILITIES	\$ 2,168.90	\$ 1,030.88	\$ 1,072.91	\$ 1,019.57	\$ 1,050.76	\$ 6,343.02
GROUNDS MAINTENANCE						
Landscaping Contract	\$ 5,580.12	\$ 3,339.00	\$ -	\$ -	\$ -	\$ 8,919.12
Pest Control	\$ 207.90	\$ 68.25	\$ 68.25	\$ -	\$ -	\$ 344.40
Snow Removal - 6100	\$ -	\$ 378.00	\$ 3,339.00	\$ 3,339.00	\$ 3,339.00	\$ 10,395.00
Tree Services	\$ -	\$ 614.25	\$ -	\$ -	\$ -	\$ 614.25
TOTAL GROUNDS MAINTENANCE	\$ 5,788.02	\$ 4,399.50	\$ 3,407.25	\$ 3,339.00	\$ 3,339.00	\$ 20,272.77
REPAIRS AND MAINTENANCE						
Repairs & Maintenance	\$ 371.70	\$ 4,625.25	\$ 6,709.50	\$ 1,391.13	\$ 6,709.50	\$ 6,388.08
TOTAL REPAIRS AND MAINTENANCE	\$ 371.70	\$ 4,625.25	\$ 6,709.50	\$ 1,391.13	\$ 6,709.50	\$ 6,388.08
RESERVE FUND						
Reserve Contributions	\$ 7,701.42	\$ 7,701.42	\$ 7,701.42	\$ 7,701.42	\$ 7,701.42	\$ 38,507.10
TOTAL RESERVE FUND	\$ 7,701.42	\$ 7,701.42	\$ 7,701.42	\$ 7,701.42	\$ 7,701.42	\$ 38,507.10
TOTAL EXPENSES	\$ 22,529.41	\$ 23,965.85	\$ 24,154.17	\$ 21,100.58	\$ 11,047.40	\$ 102,797.41
CURRENT SURPLUS (DEFICIT)	-\$ 801.57	-\$ 2,238.01	-\$ 2,426.33	\$ 627.26	\$ 10,680.44	\$ 5,841.79