

Income Statement

Cheryl&Co Property Management, LLC

Properties: Skyline Condominium Association of Silt Inc - 120 W 5th Street Rifle, CO 81650

As of: Jun 2018

Accounting Basis: Cash

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Operating Income & Expense				
Income				
Association Dues (HOA)	1,540.00	100.00	11,340.00	99.76
Interest Income	0.00	0.00	0.86	0.01
Interest Income - Reserve Account (HOA)	0.00	0.00	0.89	0.01
Late Fee	0.00	0.00	25.00	0.22
Total Operating Income	1,540.00	100.00	11,366.75	100.00
Expense				
Electric/Gas Utility	0.00	0.00	71.89	0.63
Water/Sewer/Trash	0.00	0.00	85.60	0.75
Trash Expense	0.00	0.00	327.40	2.88
General & Administration				
Postage & Shipping	0.00	0.00	28.18	0.25
Office Expense	0.00	0.00	288.89	2.54
Total General & Administration	0.00	0.00	317.07	2.79
Utilities				
Electric/Gas Usage	56.88	3.69	320.47	2.82
Trash	397.40	25.81	1,707.00	15.02
Water	86.90	5.64	431.66	3.80
Total Utilities	541.18	35.14	2,459.13	21.63
Insurance				
Insurance	0.00	0.00	1,121.38	9.87
Total Insurance	0.00	0.00	1,121.38	9.87
Professional Services				
Management Fees	325.00	21.10	1,950.00	17.16
Accounting & Tax Prep Fees	0.00	0.00	200.00	1.76
Total Professional Services	325.00	21.10	2,150.00	18.91
Landscaping				
Spring Clean Up / Fall Clean Up	0.00	0.00	410.00	3.61
Landscape and Snow Annual Contract	775.00	50.32	1,325.00	11.66
Total Landscaping	775.00	50.32	1,735.00	15.26
Maintenance & Repair				
Snow Removal	0.00	0.00	865.00	7.61
Pest Control	60.00	3.90	120.00	1.06
Repair & Maintenance - Other	0.00	0.00	352.46	3.10
Cleaning	0.00	0.00	300.00	2.64
Plumbing	49.95	3.24	580.44	5.11
Total Maintenance & Repair	109.95	7.14	2,217.90	19.51
Total Operating Expense	1,751.13	113.71	10,485.37	92.25

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NOI - Net Operating Income	-211.13	-13.71	881.38	7.75
Total Income	1,540.00	100.00	11,366.75	100.00
Total Expense	1,751.13	113.71	10,485.37	92.25
Net Income	<u>-211.13</u>	<u>-13.71</u>	<u>881.38</u>	<u>7.75</u>