

Income Statement

Cheryl&Co Property Management, LLC

Properties: Castle Ridge Homeowners Association - 120 W 5th St 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)	3,077.53	99.64	17,837.53	99.54
Status Request Letter (HOA)	0.00	0.00	0.00	0.00
Violation Income (HOA)	0.00	0.00	25.00	0.14
Interest Income	0.00	0.00	27.28	0.15
Interest Income - Reserve Account (HOA)	0.00	0.00	0.39	0.00
Interest Income - CD Account (HOA)	9.40	0.30	27.91	0.16
Late Fee	1.80	0.06	1.80	0.01
Total Operating Income	3,088.73	100.00	17,919.91	100.00
Expense				
Management Fees	630.00	20.40	630.00	3.52
Electric/Gas Utility	0.00	0.00	12.22	0.07
Water/Sewer/Trash	0.00	0.00	27.75	0.15
General & Administration				
Postage & Shipping	0.00	0.00	10.44	0.06
Office Expense	0.00	0.00	357.25	1.99
Total General & Administration	0.00	0.00	367.69	2.05
Utilities				
Electric/Gas Usage	0.00	0.00	48.75	0.27
Water	68.66	2.22	159.66	0.89
Total Utilities	68.66	2.22	208.41	1.16
Insurance				
Insurance	0.00	0.00	1,010.00	5.64
Total Insurance	0.00	0.00	1,010.00	5.64
Professional Services				
Management Fees	0.00	0.00	3,150.00	17.58
Accounting & Tax Prep Fees	0.00	0.00	200.00	1.12
Legal	0.00	0.00	0.00	0.00
Annual HOA License Renewal	0.00	0.00	0.00	0.00
Total Professional Services	0.00	0.00	3,350.00	18.69
Landscaping				
Mowing	0.00	0.00	0.00	0.00
Irrigation Start Up / Winterization	0.00	0.00	0.00	0.00
Landscape - No Contract	0.00	0.00	0.00	0.00
Landscape and Snow Annual Contract	1,859.81	60.21	9,370.07	52.29
Total Landscaping	1,859.81	60.21	9,370.07	52.29
Total Operating Expense	2,558.47	82.83	14,976.14	83.57
NOI - Net Operating Income	530.26	17.17	2,943.77	16.43

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Total Income	3,088.73	100.00	17,919.91	100.00
Total Expense	2,558.47	82.83	14,976.14	83.57
Net Income	<u>530.26</u>	<u>17.17</u>	<u>2,943.77</u>	<u>16.43</u>