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Cash Basis

**COTTAGE PARK VILLAS HOMES ASSOCIATION INC**  
**Profit & Loss**  
January through December 2025

	Jan - Dec 25
Ordinary Income/Expense	
Income	
Dues Income	245,947.55
Finance Charges	14,271.82
Transfer fee	3,325.00
Total Income	263,544.37
Gross Profit	263,544.37
Expense	
Bank service charge	
Remote Deposit Monthly Fee	147.00
Return check (reimbursed)	1,180.00
Total Bank service charge	1,327.00
Insurance Expense	770.00
Landscaping and Groundskeeping	
Landscaping	5,223.52
Mowing/Chemical Treatment	45,595.91
Pest Control	3,756.64
Snow Removal	18,806.29
Total Landscaping and Groundskeeping	73,382.36
Office & Web	71.25
Office Supplies	193.39
Postage and Delivery	210.00
Professional Fees	
Legal/Property Record Research	520.47
Professional Fees - Other	5,675.00
Total Professional Fees	6,195.47
Repairs and Maintenance	
Roofing	156,370.00
Repairs and Maintenance - Other	25,445.61
Total Repairs and Maintenance	181,815.61
Small Tools and Equipment	38.73
Uncategorized Expenses	20.00
Utilities Water	2,191.20
Total Expense	266,215.01
Net Ordinary Income	-2,670.64
Other Income/Expense	
Other Income	
Lien	1,972.44
Total Other Income	1,972.44
Net Other Income	1,972.44
Net Income	-698.20