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Cash Basis

COTTAGE PARK VILLAS HOMES ASSOCIATION INC
Profit & Loss
January through December 2024

	Jan - Dec 24
Ordinary Income/Expense	
Income	
Dues Income	215,379.82
Finance Charges	10,555.26
Special Assessment	410.00
Transfer fee	5,475.00
Total Income	231,820.08
Gross Profit	231,820.08
Expense	
Bank service charge	
Remote Deposit Monthly Fee	176.00
Return check (reimbursed)	750.00
Total Bank service charge	926.00
Insurance Expense	671.74
Landscaping and Groundskeeping	
Landscaping	18,747.21
Mowing/Chemical Treatment	53,631.02
Pest Control	6,007.43
Snow Removal	9,847.00
Total Landscaping and Groundskeeping	88,232.66
Office & Web	528.00
Postage and Delivery	213.14
Professional Fees	
Legal/Property Record Research	576.45
Professional Fees - Other	5,675.00
Total Professional Fees	6,251.45
Refund Expense	110.00
Repairs and Maintenance	
Roofing	171,160.00
Repairs and Maintenance - Other	48,684.80
Total Repairs and Maintenance	219,844.80
Telephone Expense	156.42
Utilities Water	6,972.72
Total Expense	323,906.93
Net Ordinary Income	-92,086.85
Other Income/Expense	
Other Income	
Lien	1,200.00
Total Other Income	1,200.00
Net Other Income	1,200.00
Net Income	-90,886.85

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Cash Basis

COTTAGE PARK VILLAS HOMES ASSOCIATION INC
Profit & Loss Prev Year Comparison
January through December 2024

	Jan - Dec 24	Jan - Dec 23	\$ Change
Ordinary Income/Expense			
Income			
Dues Income	215,379.82	183,694.96	31,684.86
Finance Charges	10,555.26	6,298.40	4,256.86
Special Assessment	410.00	355.79	54.21
Transfer fee	5,475.00	4,310.00	1,165.00
Total Income	231,820.08	194,659.15	37,160.93
Gross Profit	231,820.08	194,659.15	37,160.93
Expense			
Annual Corporate Report	0.00	40.00	-40.00
Bad Debt/Write Off	0.00	0.00	0.00
Bank service charge			
Remote Deposit Monthly Fee	176.00	192.00	-16.00
Return check (reimbursed)	750.00	415.00	335.00
Total Bank service charge	926.00	607.00	319.00
Insurance Expense	671.74	544.00	127.74
Landscaping and Groundskeeping			
Landscaping	18,747.21	23,226.50	-4,479.29
Mowing/Chemical Treatment	53,631.02	46,263.98	5,367.04
Pest Control	6,007.43	13,008.87	-7,001.44
Snow Removal	9,847.00	1,106.00	8,741.00
Total Landscaping and Groundskeeping	88,232.66	85,605.35	2,627.31
Office, Web & Phone	528.00	174.01	353.99
Postage and Delivery	213.14	194.00	19.14
Professional Fees			
Legal/Property Record Research	576.45	2,569.20	-1,992.75
Professional Fees - Other	5,675.00	5,625.00	50.00
Total Professional Fees	6,251.45	8,194.20	-1,942.75
Refund Expense	110.00	280.00	-170.00
Repairs and Maintenance			
Roofing	171,160.00	99,765.00	71,395.00
Repairs and Maintenance - Other	48,684.80	48,766.97	-82.17
Total Repairs and Maintenance	219,844.80	148,531.97	71,312.83
Telephone Expense	156.42	0.00	156.42
Uncategorized Expenses	0.00	65.00	-65.00
Utilities Water	6,972.72	3,205.88	3,766.84
Total Expense	323,906.93	247,441.41	76,465.52
Net Ordinary Income	-92,086.85	-52,782.26	-39,304.59
Other Income/Expense			
Other Income			
Lien	1,200.00	0.00	1,200.00
Total Other Income	1,200.00	0.00	1,200.00
Net Other Income	1,200.00	0.00	1,200.00
Net Income	-90,886.85	-52,782.26	-38,104.59