

SAMPLE INCOME STATEMENT

These are the numbers from Year End Financials as you can see there are losses not surpluses

INCOME STATEMENT	Real Cost 2015	Real Cost 2016	Real Cost 2017	Real Cost 2018	Real Cost 2019	Real Cost 2020	Real Cost 2021
THESE NUMBERS ARE COMPILED FROM DEC.31st YEAR END INCOME STATEMENTS PROVIDED BY THE CAM							
HOA Asses Billed to each home Quarter Monthly Cost	\$500 Qtr \$167 Mo	\$520 Qtr \$175Mo	\$520 Qtr \$175 Mo	\$510 Qtr \$170 Mo	\$500 Qtr \$167 Mo	\$500 Qtr \$167 Mo	\$500 Qtr \$167 Mo
MONEY IN				THESE NUMBERS SHOULD BE TIED TO BILLINGS, INVOICES &			
*Assessment Income BILLED OUT	\$167,660	\$172,640	\$172,640	\$169,320	\$166,000	\$166,000	\$166,000
*This is not actual money in the bank it is what was billed does not include past dues.							
Late Fees income from collections	\$0	\$0	\$54		\$0	\$742	\$0
Owner Interest " " "	\$334	\$833	\$3,260	\$1,069	\$2,319	\$716	\$240
NSF Fees " " "	\$13	\$0	\$50		\$0		\$0
Administrative Fee " " "	\$25	\$13	\$7				\$0
**Reimbursed Legal Fees	\$0	\$8,136	\$2,801	\$1,991	\$1,868		\$1,260
**This is not real income - it is an offset to the expense.							
Interest- MONEY MARKET	\$33	\$23	\$23	\$27	\$31	\$46	\$8
Interest - OPERATING					\$3	\$4	\$0
TOTAL INCOME	+ \$168,064	\$181,646	\$178,836	\$172,407	\$170,220	\$167,508	\$167,508
MONEY OUT				THESE NUMBERS ARE SUPPORTED BY INVOICES, CONTRACTS & CHECK REGISTERS			
ADMINISTRATIVE EXPENSES							
Bank Charges						\$27	
Lockbox-Coupon Books					\$258	\$228	\$228
Office Expense	\$360	\$481	\$372	\$522	\$415	\$300	\$1,536
Copies/Printing	\$252	\$236	\$386	\$762	\$130	\$348	\$0
Postage	\$270	\$299	\$242	\$323	\$118	\$142	\$380
Managment Fee CONTRACT	\$4,980	\$4,980	\$4,980	\$5,926	\$5,976	\$5,976	\$5,996
Accounting	\$100	\$100	\$100	\$100	\$199	\$799	\$750
Insurance	\$719	\$740	\$756	\$466	\$600	\$632	\$623
Legal Expense	\$10,712	\$5,190	\$3,300	\$2,116	\$2,701	\$468	\$1,535
Taxes & Licenses	\$61	\$61	\$61	\$97	\$61	\$61	\$0
Bad Debt Expense	\$3,950	\$13,088	\$0	\$0	\$0	\$0	\$0
Misc Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$12
Unforseen Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL ADMIN EXPENSES	- \$21,404	\$25,176	\$10,198	\$10,312	\$10,459	\$8,980	\$11,061
GROUNDS MAINTENANCE							
Landscape CONTRACT	\$70,512	\$70,422	\$66,440	\$75,588	\$81,887	\$75,815	\$74,496
Other Landscaping	\$0	\$0	\$0	\$2,865	0	\$0	\$0
Irrigation-Sign R&M	\$192	\$255	\$519	\$0	\$0	\$0	\$0
Lake Maintenance CONTRACT	\$1,085	\$1,020	\$1,020	\$1,020	\$1,020	\$1,020	\$1,020
Contingency	\$145	\$532	\$380	\$0	\$0	\$0	\$0
Painting CONTRACT	\$27,995	\$14,920	\$22,455	\$22,000	\$24,042	\$24,654	\$20,310
TOTAL GROUND MAINTENCE EXP	- \$99,929	\$87,150	\$90,814	\$101,473	\$106,949	\$101,489	\$95,826
UTILITIES							
Bulk Cable CONTRACT	\$53,973	\$56,009	\$55,665	\$58,305	\$61,177	\$65,251	\$71,063
Electric	\$148	\$158	\$189	\$162	\$0	\$108	\$230
TOTAL UTILITIES EXPENSE	- \$54,120	\$56,166	\$55,853	\$58,467	\$61,177	\$65,359	\$71,293
Reserve Funding	\$0	\$0	\$15,000	\$0	\$0	\$0	\$0
Reserve Interest	\$33	\$23	\$23	\$27	\$31	\$46	\$0
TOTAL RESERVES	- \$33	\$23	\$15,023	\$27	\$31	\$46	\$0
TOTAL EXPENSES MONEY OUT	- \$175,486	\$168,515	\$171,888	\$170,279	\$178,615	\$175,874	\$178,179
TOTAL INCOME MONEY IN	+ \$168,064	\$181,646	\$178,836	\$172,407	\$170,220	\$167,508	\$167,508
NET INCOME MINUS- EXPENSE	= (\$7,422)	\$13,131	\$6,948	\$2,128	(\$8,395)	(\$8,367)	(\$10,672)