



# Income Statement Consolidated

4/1/2023 - 3/31/2024, By Year, Accrual basis

Prepared By: RE/MAX Country  
 820 Castle Valley Boulevard Suite  
 107  
 P.O. Box 1010  
 New Castle, CO 81647

## Blakewood Court

Amount	04/01/2023 - 12/31/2023	01/01/2024 - 03/31/2024	Total
<b>Income</b>			
Association Assessments Income-1			
Association Capital Reserves-1		2,376.35	2,376.35
Association Operating Assessment-1	35,932.68	12,577.32	48,510.00
Association Reserves Assessment-1	3,367.32	922.68	4,290.00
<b>Total for Association Assessments Income-1</b>	<b>\$39,300.00</b>	<b>\$15,876.35</b>	<b>\$55,176.35</b>
Repairs Income-1	0.00		
<b>Total Income</b>	<b>\$39,300.00</b>	<b>\$15,876.35</b>	<b>\$55,176.35</b>
<b>Expense</b>			
*Bank Fees	38.00	(38.00)	
*Landscaping Expense			
Grounds Clean Up-2	1,600.00		1,600.00
Irrigation System Repairs-2	2,175.00		2,175.00
Irrigation Water-2	364.82		364.82
Irrigations Start up-Winterization-2	150.00		150.00
Lawn-care-Mow-Trim-2	9,570.00		9,570.00
Snow Removal-2		5,050.00	5,050.00
Tree Trimming/Removal/Root Feeding-2	535.00		535.00
Weeding-2	325.00		325.00
<b>Total for *Landscaping Expense</b>	<b>\$14,719.82</b>	<b>\$5,050.00</b>	<b>\$19,769.82</b>
*Repairs			
Gutters-2	0.00	1,000.00	1,000.00
Window Washing	850.00		850.00
<b>Total for *Repairs</b>	<b>\$850.00</b>	<b>\$1,000.00</b>	<b>\$1,850.00</b>
*Utilities			
*Gas & Electric	160.00	60.00	220.00
*Trash	2,581.06		2,581.06
<b>Total for *Utilities</b>	<b>\$2,741.06</b>	<b>\$60.00</b>	<b>\$2,801.06</b>
HOA Insurance Expense-2			
Business Owners Policy-2		18,270.63	18,270.63
HOA Insurance Expense-2 - Other	2,376.35		2,376.35
<b>Total for HOA Insurance Expense-2</b>	<b>\$2,376.35</b>	<b>\$18,270.63</b>	<b>\$20,646.98</b>
HOA Management Fees-2	1,800.00	612.00	2,412.00
Maintenance-2			
Smoke Detector/CO Monitor-	65.00		65.00
<b>Total for Maintenance-2</b>	<b>\$65.00</b>	<b>\$0.00</b>	<b>\$65.00</b>
Office Expenses-HOA-2			



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Amount	04/01/2023 - 12/31/2023	01/01/2024 - 03/31/2024	<b>Total</b>
Checks-Deposit Slips-2		17.42	17.42
<b>Total</b> for Office Expenses-HOA-2	<b>\$0.00</b>	<b>\$17.42</b>	<b>\$17.42</b>
State Filing Fees-2			
CO Secretary of State-2		10.00	10.00
Division of Real Estate-2	30.00		30.00
<b>Total</b> for State Filing Fees-2	<b>\$30.00</b>	<b>\$10.00</b>	<b>\$40.00</b>
<b>Total</b> Expense	<b>\$22,620.23</b>	<b>\$24,982.05</b>	<b>\$47,602.28</b>
<b>Net Operating Income</b>	<b>\$16,679.77</b>	<b>(\$9,105.70)</b>	<b>\$7,574.07</b>
<b>Non-operating Expense</b>			
Reserve Fund Expense-2			
Reserve Fund Expense-2 - Other		4,290.00	4,290.00
<b>Total</b> for Reserve Fund Expense-2	<b>\$0.00</b>	<b>\$4,290.00</b>	<b>\$4,290.00</b>
<b>Total</b> Non-operating Expense	<b>\$0.00</b>	<b>\$4,290.00</b>	<b>\$4,290.00</b>
<b>Net Non-operating Income</b>	<b>\$0.00</b>	<b>(\$4,290.00)</b>	<b>(\$4,290.00)</b>
<b>Net Income</b>	<b>\$16,679.77</b>	<b>(\$13,395.70)</b>	<b>\$3,284.07</b>