



# Income Statement Consolidated

4/1/2024 - 3/31/2025, 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 Homeowners' Association

Account	04/01/2024 - 12/31/2024	01/01/2025 - 03/31/2025	Total
<b>Income</b>			
Association Assessments Income-1			
Association Operating Assessment-1	34,598.64	10,696.56	45,295.20
Association Reserves Assessment-1	5,901.36	2,803.44	8,704.80
<b>Total for Association Assessments Income-1</b>	<b>\$40,500.00</b>	<b>\$13,500.00</b>	<b>\$54,000.00</b>
<b>Total Income</b>	<b>\$40,500.00</b>	<b>\$13,500.00</b>	<b>\$54,000.00</b>
<b>Expense</b>			
*Dryer Vent Cleaning	650.00		650.00
*Landscaping Expense			
Aeration-2	300.00		300.00
Grounds Clean Up-2		1,500.00	1,500.00
Irrigation Water-2	403.32		403.32
Irrigations Start up-Winterization-2	200.00		200.00
Lawncare-Mow-Trim-2	10,860.00		10,860.00
Snow Removal-2	1,450.00	3,725.00	5,175.00
Tree Trimming/Removal/Root Feeding-2	2,500.00		2,500.00
<b>Total for *Landscaping Expense</b>	<b>\$15,713.32</b>	<b>\$5,225.00</b>	<b>\$20,938.32</b>
*Repairs			
Gutters-2	434.30	1,500.00	1,934.30
<b>Total for *Repairs</b>	<b>\$434.30</b>	<b>\$1,500.00</b>	<b>\$1,934.30</b>
*Utilities			
*Gas & Electric	180.12	60.00	240.12
<b>Total for *Utilities</b>	<b>\$180.12</b>	<b>\$60.00</b>	<b>\$240.12</b>
HOA Insurance Expense-2			
Business Owners Policy-2		12,325.00	12,325.00
<b>Total for HOA Insurance Expense-2</b>	<b>\$0.00</b>	<b>\$12,325.00</b>	<b>\$12,325.00</b>
HOA Management Fees-2	1,944.00	648.00	2,592.00
Pest Control-2	250.00		250.00
Postage and Delivery		14.10	14.10
State Filing Fees-2			
CO Secretary of State-2		25.00	25.00
Division of Real Estate-2	43.00		43.00
<b>Total for State Filing Fees-2</b>	<b>\$43.00</b>	<b>\$25.00</b>	<b>\$68.00</b>
<b>Total Expense</b>	<b>\$19,214.74</b>	<b>\$19,797.10</b>	<b>\$39,011.84</b>
<b>Net Operating Income</b>	<b>\$21,285.26</b>	<b>(\$6,297.10)</b>	<b>\$14,988.16</b>
<b>Non-operating Income</b>			
Reimbursables Income-1			



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Repairs-for homeowners-1-RI		650.00	650.00
<b>Total</b> for Reimbursables Income-1	<b>\$0.00</b>	<b>\$650.00</b>	<b>\$650.00</b>
<b>Total</b> Non-operating Income	<b>\$0.00</b>	<b>\$650.00</b>	<b>\$650.00</b>
<b>Non-operating Expense</b>			
Reserve Fund Expense-2			
Reserve Fund Expense-2 - Other		15,638.16	15,638.16
<b>Total</b> for Reserve Fund Expense-2	<b>\$0.00</b>	<b>\$15,638.16</b>	<b>\$15,638.16</b>
<b>Total</b> Non-operating Expense	<b>\$0.00</b>	<b>\$15,638.16</b>	<b>\$15,638.16</b>
<b>Net Non-operating Income</b>	<b>\$0.00</b>	<b>(\$14,988.16)</b>	<b>(\$14,988.16)</b>
<b>Net Income</b>	<b>\$21,285.26</b>	<b>(\$21,285.26)</b>	<b>\$0.00</b>