

COTTAGE PARK VILLAS HOMES ASSOCIATION INC
Profit & Loss
 January through December 2023

	Jan - Dec 23
Ordinary Income/Expense	
Income	
Dues Income	183,187.88
Finance Charges	6,298.40
Special Assessment	355.79
Transfer fee	4,310.00
Total Income	194,152.07
Gross Profit	194,152.07
Expense	
Annual Corporate Report	40.00
Bad Debt/Write Off	0.00
Bank service charge	
Remote Deposit Monthly Fee	192.00
Return check (reimbursed)	415.00
Total Bank service charge	607.00
Insurance Expense	544.00
Landscaping and Groundskeeping	
Landscaping	23,226.50
Mowing/Chemical Treatment	48,263.98
Pest Control	13,008.87
Snow Removal	1,106.00
Total Landscaping and Groundskeeping	85,605.35
Office, Web & Phone	174.01
Postage and Delivery	194.00
Professional Fees	
Legal/Property Record Research	2,569.20
Professional Fees - Other	5,625.00
Total Professional Fees	8,194.20
Refund Expense	280.00
Repairs and Maintenance	
Roofing	99,765.00
Repairs and Maintenance - Other	48,766.97
Total Repairs and Maintenance	148,531.97
Uncategorized Expenses	0.00
Utilities Water	3,205.88
Total Expense	247,376.41
Net Ordinary Income	-53,224.34
Net Income	-53,224.34