

CTHOA
Profit & Loss Prev Year Comparison
January through April 2024

	Jan - Apr 24	Jan - Apr 23	\$ Change
Ordinary Income/Expense			
Income			
4203 · HOA Dues			
4203-01 · Operating Income	49,795.97	47,424.23	2,371.74
4203-03 · Monthly Statement Fee	50.00	100.00	-50.00
4203-05 · Bank Transfer Fee	80.00	70.00	10.00
Total 4203 · HOA Dues	49,925.97	47,594.23	2,331.74
4208 · Annual Rental Fee	500.00	600.00	-100.00
4210 · Late Fees	343.28	280.35	62.93
Total Income	50,769.25	48,474.58	2,294.67
Gross Profit	50,769.25	48,474.58	2,294.67
Expense			
6000 · Bank Service Fees	27.00	24.00	3.00
6016 · Fees/Permits/Licences	221.47	214.00	7.47
6020 · Insurance - Liability	15,720.55	11,684.29	4,036.26
6040 · Professional Fees			
6040.02 · Accounting	325.00	1,041.85	-716.85
6040.03 · Legal Fees	1,370.50	1,838.00	-467.50
Total 6040 · Professional Fees	1,695.50	2,879.85	-1,184.35
6045 · Building & Ground Expenses			
6046 · Landscaping HOA	1,078.56	0.00	1,078.56
6049 · Snow Removal	2,565.00	1,000.00	1,565.00
6051 · Repair & Maintenance	86.70	0.00	86.70
6052 · Water Metering	250.00	0.00	250.00
Total 6045 · Building & Ground Expenses	3,980.26	1,000.00	2,980.26
6060 · Utilities			
6061 · LPEA	114.47	126.59	-12.12
6070 · PAWS	1,166.15	3,106.72	-1,940.57
Total 6060 · Utilities	1,280.62	3,233.31	-1,952.69
Total Expense	22,925.40	19,035.45	3,889.95
Net Ordinary Income	27,843.85	29,439.13	-1,595.28
Other Income/Expense			
Other Income			
6200 · Reserve Income			
6230 · Reserve Dues	39,859.96	37,961.42	1,898.54
6240 · Water Meters	4,800.00	0.00	4,800.00
6270 · Interest Income	797.62	95.89	701.73
Total 6200 · Reserve Income	45,457.58	38,057.31	7,400.27
Total Other Income	45,457.58	38,057.31	7,400.27
Other Expense			
Income Tax	318.00	0.00	318.00
6300 · Reserve Expenses			
6310 · Maintenance	1,294.00	0.00	1,294.00
Total 6300 · Reserve Expenses	1,294.00	0.00	1,294.00
Total Other Expense	1,612.00	0.00	1,612.00
Net Other Income	43,845.58	38,057.31	5,788.27
Net Income	71,689.43	67,496.44	4,192.99

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	<u>% Change</u>
Ordinary Income/Expense	
Income	
4203 · HOA Dues	
4203-01 · Operating Income	5.0%
4203-03 · Monthly Statement Fee	-50.0%
4203-05 · Bank Transfer Fee	14.3%
Total 4203 · HOA Dues	4.9%
4208 · Annual Rental Fee	-16.7%
4210 · Late Fees	22.5%
Total Income	4.7%
Gross Profit	4.7%
Expense	
6000 · Bank Service Fees	12.5%
6016 · Fees/Permits/Licences	3.5%
6020 · Insurance - Liability	34.5%
6040 · Professional Fees	
6040.02 · Accounting	-68.8%
6040.03 · Legal Fees	-25.4%
Total 6040 · Professional Fees	-41.1%
6045 · Building & Ground Expenses	
6046 · Landscaping HOA	100.0%
6049 · Snow Removal	156.5%
6051 · Repair & Maintenance	100.0%
6052 · Water Metering	100.0%
Total 6045 · Building & Ground Expenses	298.0%
6060 · Utilities	
6061 · LPEA	-9.6%
6070 · PAWS	-62.5%
Total 6060 · Utilities	-60.4%
Total Expense	20.4%
Net Ordinary Income	-5.4%
Other Income/Expense	
Other Income	
6200 · Reserve Income	
6230 · Reserve Dues	5.0%
6240 · Water Meters	100.0%
6270 · Interest Income	731.8%
Total 6200 · Reserve Income	19.5%
Total Other Income	19.5%
Other Expense	
Income Tax	100.0%
6300 · Reserve Expenses	
6310 · Maintenance	100.0%
Total 6300 · Reserve Expenses	100.0%
Total Other Expense	100.0%
Net Other Income	15.2%
Net Income	6.2%