

5/18/2023

CENTRAL SQUARE VILLAS
STATEMENT OF OPERATING REVENUE & EXPENSES
For the Years ended December 31.

	GRAND TOTAL	2022	2021	YTD 2016 thru 2020
Revenue:				
HOA Assessments	\$ 2,554,513	470,333	406,510	1,677,670
Developer Contributions	30,200	-	-	30,200
Rent	3,375	675	200	2,500
Interest and Other Misc Income	11,211	2,685	99	8,427
Total Revenue	2,599,299	473,693	406,809	1,718,797
Expenses:				
Owner & Administrative				
Management Fees	263,640	39,480	38,180	185,980
Insurance	524,003	77,676	61,672	384,655
Miscellaneous	36,268	12,587	2,736	20,945
Professional	33,137	5,535	10,331	17,271
Property & Franchise Taxes	2,394	205	270	1,919
Contingency	-	-	-	-
	<u>859,442</u>	<u>135,483</u>	<u>113,189</u>	<u>610,770</u>
Utilities				
Water	210,672	37,372	35,313	137,987
Electric	53,232	7,515	7,955	37,762
Gas	11,868	2,839	1,053	7,976
Internet	1,338	-	-	1,338
	<u>277,110</u>	<u>47,726</u>	<u>44,321</u>	<u>185,063</u>
Maintenance				
Landscaping	564,945	101,140	82,432	381,373
Clubhouse	25,009	4,071	11,555	9,383
Pool Maintenance	39,200	7,366	5,582	26,252
Snow Removal	775,552	143,644	126,822	505,086
Building Maintenance	289,504	86,134	76,799	126,571
	<u>1,694,210</u>	<u>342,355</u>	<u>303,190</u>	<u>1,048,665</u>
Total Expenses	2,830,762	525,564	460,700	1,844,498
Net Income/(Loss) from operations	\$ (231,463)	(51,871)	(53,891)	(125,701)
Special Assessments	167,700	127,700	-	40,000
Operating Fund Balance - Beginning of Year	-	(139,592)	(85,701)	-
Operating Fund Balance - End of Year	<u>\$ (63,763)</u>	<u>(63,763)</u>	<u>(139,592)</u>	<u>(85,701)</u>
Cumulative Net Inc (Loss) from 12/31/20	\$ (231,463)			
Special Assessments	167,700			
Net Inc / (Unfunded Losses)	<u>\$ (63,763)</u>			