



Income Statement

Cash Basis, From 1/1/2021 to 12/31/2021, By Year

Prepared For:
Oblio Management Group
Denver, CO 80230

Cottages@Crescent Park

Account	2021	Total
Income		
Association Fee Income	\$47,450.00	\$47,450.00
Bank Interest	\$29.92	\$29.92
Other Income		
Refund	\$1,409.45	\$1,409.45
Total for Other Income	\$1,409.45	\$1,409.45
Total Income	\$48,889.37	\$48,889.37
Expense		
Accounting		
Tax Preparation	\$323.50	\$323.50
Total for Accounting	\$323.50	\$323.50
Copies	\$15.60	\$15.60
Documentation		
Document Recording	\$10.00	\$10.00
Total for Documentation	\$10.00	\$10.00
Insurance	\$2,221.52	\$2,221.52
Landscaping & Lawncare		
Landscaping & Lawncare - Other	\$11,100.00	\$11,100.00
Misc Maintenance	\$2,321.89	\$2,321.89
Sprinkler Repair	\$2,075.26	\$2,075.26
Tree Care	\$1,997.68	\$1,997.68
Total for Landscaping & Lawncare	\$17,494.83	\$17,494.83
Legal		
Legal - Other	\$396.00	\$396.00
Total for Legal	\$396.00	\$396.00
Management		
Management - Other	\$6,371.96	\$6,371.96
Management Administration	\$243.43	\$243.43
Total for Management	\$6,615.39	\$6,615.39
Misc. Expense	\$345.31	\$345.31
Office Supplies	\$42.28	\$42.28
Postage	\$19.25	\$19.25
Snow Removal	\$11,320.00	\$11,320.00
Utilities		
Electricity	\$228.23	\$228.23
Storm Drain	\$1,626.25	\$1,626.25
Water	\$2,904.60	\$2,904.60
Total for Utilities	\$4,759.08	\$4,759.08
Total Expense	\$43,562.76	\$43,562.76



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Account	2021	Total
Net Operating Income	\$5,326.61	\$5,326.61
Non-operating Expense		
Transfer to Reserves	\$5,326.61	\$5,326.61
Total Non-operating Expense	\$5,326.61	\$5,326.61
Net Non-operating Income	(\$5,326.61)	(\$5,326.61)
Net Income	\$0.00	\$0.00