



Income Statement

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

Prepared For:
Oblio Management Group
Denver, CO 80230

Hampstead at Lowry

Account	2021	Total
Income		
Association Fee Income	\$155,760.00	\$155,760.00
Bank Interest	\$486.66	\$486.66
Other Income		
Other Income - Other	\$623.00	\$623.00
Refund	\$4,648.75	\$4,648.75
Total for Other Income	\$5,271.75	\$5,271.75
Total Income	\$161,518.41	\$161,518.41
Expense		
Accounting		
Tax Preparation	\$332.00	\$332.00
Total for Accounting	\$332.00	\$332.00
Copies	\$47.04	\$47.04
Documentation		
Document Recording	\$10.00	\$10.00
Total for Documentation	\$10.00	\$10.00
General Maintenance		
General Maintenance - Other	\$837.50	\$837.50
Total for General Maintenance	\$837.50	\$837.50
Insurance	\$8,874.52	\$8,874.52
Landscaping & Lawncare		
Landscaping & Lawncare - Other	\$38,646.00	\$38,646.00
Misc Maintenance	\$5,259.79	\$5,259.79
Sprinkler Maintenance	\$1,617.12	\$1,617.12
Sprinkler Repair	\$18,325.45	\$18,325.45
Tree Care	\$11,425.08	\$11,425.08
Tree Replacement	\$1,916.18	\$1,916.18
Total for Landscaping & Lawncare	\$77,189.62	\$77,189.62
Legal		
Legal - Other	\$500.00	\$500.00
Total for Legal	\$500.00	\$500.00
Management		
Management - Other	\$22,000.00	\$22,000.00
Management Administration	\$393.43	\$393.43
Meeting Minutes	\$300.00	\$300.00
Total for Management	\$22,693.43	\$22,693.43
Misc. Expense	\$1,425.40	\$1,425.40
Office Supplies	\$49.83	\$49.83
Postage	\$98.45	\$98.45



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Account	2021	Total
Snow Removal	\$23,261.50	\$23,261.50
Transaction Fees	\$588.00	\$588.00
Utilities		
Electricity	\$830.80	\$830.80
Storm Drain	\$6,094.24	\$6,094.24
Water	\$6,755.76	\$6,755.76
Total for Utilities	\$13,680.80	\$13,680.80
Total Expense	\$149,588.09	\$149,588.09
Net Operating Income	\$11,930.32	\$11,930.32
Non-operating Expense		
Transfer to Reserves	\$11,930.32	\$11,930.32
Total Non-operating Expense	\$11,930.32	\$11,930.32
Net Non-operating Income	(\$11,930.32)	(\$11,930.32)
Net Income	\$0.00	\$0.00