

**CHATEAU CHAPARRAL OWNER'S ASSOC.
STATEMENT OF REVENUES & EXPENSES
January through December 2023**

	<u>Jan - Dec 23</u>	<u>Jan - Dec 22</u>
Ordinary Income/Expense		
Income		
ASSOCIATION DUES INCOME	232,160.00	183,360.00
DONATIONS	2,235.00	0.00
ELECTRIC INCOME	639.36	44,816.26
FEE FOR RETURNED CHECKS	0.00	2.00
FINES	3,905.19	2,637.76
INTEREST INCOME	555.68	47.71
INTEREST-LATE PENALTY	704.53	21.57
LATE FEES	2,299.42	3,360.98
WASHER & DRYER INCOME	5,741.29	4,199.10
LODGE INCOME		
FOOD	0.00	405.75
SOCIAL COMMITTEE INCOME	695.00	0.00
Total LODGE INCOME	<u>695.00</u>	<u>405.75</u>
MISCELLANEOUS INCOME	270.00	27.15
PROCESSING FEE	16.42	774.76
RIGHT OF WAY INCOME	225.00	225.00
SEWER ASSESSMENT FEES	180,903.15	154,025.00
Total Income	<u>430,350.04</u>	<u>393,903.04</u>
Gross Profit	430,350.04	393,903.04
Expense		
ADMINISTRATIVE EXPENSE		
ADVERTISING	38.00	530.20
INTERNET/TELEPHONE	553.45	492.82
OFFICE	196.41	0.00
OTHER - CBI	4.00	0.00
WEBSITE	617.99	0.00
ZOOM	158.37	0.00
ADMINISTRATIVE EXPENSE - Other	140.00	156.69
Total ADMINISTRATIVE EXPENSE	<u>1,708.22</u>	<u>1,179.71</u>
BANK CHARGES	0.00	8.01
BATH HOUSE SUPPLIES	0.00	39.07
CLEANING SUPPLIES	515.38	195.89
CONTRACT LABOR	0.00	355.00
DEPRECIATION EXPENSE	89,485.00	92,163.00
DUES, FEES & SUBSCRIPTIONS	1,171.07	1,448.69
ELECTRIC FEES	14,835.28	53,436.25
INSURANCE EXPENSE		
BOND	485.00	485.00
WORKERS COMP INSURANCE	3,189.00	1,338.00
INSURANCE EXPENSE - Other	21,387.84	18,892.79
Total INSURANCE EXPENSE	<u>25,061.84</u>	<u>20,715.79</u>
INTEREST EXPENSE	39,519.38	40,488.22
L.P. GAS	6,096.37	6,168.35
LAUNDRY EXPENSE	1,936.28	1,036.72
LICENSE FEES	0.00	611.00

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LODGE EXPENSE		
FOOD	310.19	219.27
LODGE CLEANING	0.00	516.52
REPAIRS & MAINT.	37.44	2,228.81
SATELLITE	0.00	40.58
SOCIAL COMMITTEE EXPENSE	697.00	0.00
LODGE EXPENSE - Other	0.00	130.00
Total LODGE EXPENSE	1,044.63	3,135.18
MILEAGE REIMBURSEMENT	50.63	241.05
MISCELLANEOUS EXPENSE	0.00	25.00
OFFICE SUPPLIES	1,266.13	1,746.57
OIL, GAS, DIESEL EXPENSE	485.61	83.57
PAYROLL TAXES		
ER FICA MATCH	9,079.22	0.00
FEES	534.06	0.00
FEDERAL UNEMPLOYMENT TAXES	211.99	220.79
STATE UNEMPLOYMENT TAXES	820.08	751.16
PAYROLL TAXES - Other	0.00	5,975.95
Total PAYROLL TAXES	10,645.35	6,947.90
PERMITS	555.00	75.00
POSTAGE EXPENSES		
CERTIFIED MAIL	317.94	-263.42
STAMPS	663.75	0.00
POSTAGE EXPENSES - Other	1,441.70	2,573.76
Total POSTAGE EXPENSES	2,423.39	2,310.34
PROFESSIONAL FEES		
AUDIT	0.00	5,000.00
ACCOUNTING	7,643.75	12,772.50
LEGAL FEES	11,642.54	5,853.00
Total PROFESSIONAL FEES	19,286.29	23,625.50
REAL ESTATE TAXES EXPENSE	4,311.27	1,467.46
REPAIR & MAINTENANCE		
BRIDGE REPAIR/MAINTENANCE	4,475.00	13,133.25
MAINTENANCE BUILDINGS	7,802.89	2,206.61
MAINTENANCE EQUIPMENT	1,327.36	2,564.59
MAINTENANCE GROUNDS	1,019.12	4,920.11
REPAIRS TO SEWER SYSTEM	-261.85	-1,690.00
REPAIRS TO WATER SYSTEM	12,056.17	8,013.41
SLUDGE REMOVAL	5,525.00	8,725.00
VEHICLE	26.99	0.00
REPAIR & MAINTENANCE - Other	0.00	2,010.42
Total REPAIR & MAINTENANCE	31,970.68	39,883.39

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SECURITY	884.24	0.00
SMALL TOOLS & EQUIPMENT	1,558.29	0.00
TRAINING FEES	0.00	230.00
TRASH EXPENSE	19,474.91	15,650.20
VEHICLE EXPENSE	110.65	292.06
WAGES	118,682.39	78,116.94
WATER PURIFICATION SUPPLIES	4,884.28	4,851.72
WATER TESTING		
POTABLE WATER	48.27	0.00
WATER TESTING - Other	5,194.00	7,274.88
Total WATER TESTING	5,242.27	7,274.88
Total Expense	403,204.83	403,802.46
Net Ordinary Income	27,145.21	-9,899.42
Other Income/Expense		
Other Income		
REIMBURSED MAINT.-GROUNDS	117.17	216.59
Total Other Income	117.17	216.59
Net Other Income	117.17	216.59
Net Income	27,262.38	-9,682.83