CHARTER RIDGE HOA
INCOME STATEMENT
October 2024 through September 2025

	Oct '24 - Sep 25	Oct '24 - Sep 25
Ordinary Income/Expense		
Income		
4020 · Dues Income	113,603.00	113,603.00
4030 · HOA Reimbursements		
4032 · Driveway Easement Income	660.00	660.00
Total 4030 · HOA Reimbursements	660.00	660.00
4100 · Interest Income	210.51	210.51
Total Income	114,473.51	114,473.51
Gross Profit	114,473.51	114,473.51
Expense		
6500 · IN/OUT	0.00	0.00
6010 · Accounting	1,105.00	1,105.00
6020 · Alarm Monitoring	4,349.40	4,349.40
6030 · Bank Charges	4.03	4.03
6070 · Electric-Entry	109.25	109.25
6090 · Insurance	44,711.00	44,711.00
6110 · Landscaping	12,484.21	12,484.21
6120 · Maintenance-Ext		
6123 · Tree spraying (Tree spraying)	5,600.00	5,600.00
6120 · Maintenance-Ext - Other	4,148.89	4,148.89
Total 6120 · Maintenance-Ext	9,748.89	9,748.89
6140 · Management Fee	15,600.00	15,600.00
6150 · Miscellaneous		
6151 · Legal and Prof. Fees ( )	1,956.00	1,956.00
Total 6150 · Miscellaneous	1,956.00	1,956.00
6160 · Office Expense	620.00	620.00
6190 · Sewer	11,352.60	11,352.60
6210 · Snow Plow Contract		
6215 · Snow Shovel Contract	3,475.00	3,475.00
6210 · Snow Plow Contract - Other	6,600.00	6,600.00
Total 6210 · Snow Plow Contract	10,075.00	10,075.00
6220 · Snow Removal (Roof and Heavy Equip)	550.00	550.00
6230 · Storage Unit	1,094.16	1,094.16
6260 · Tax (Taxes)		
6261 · Federal (Federal Tax)	51.00	51.00
Total 6260 · Tax (Taxes)	51.00	51.00
6280 · Trash Removal	4,456.91	4,456.91
6290 · Water		
6292 · Water--Sprinkler	2,150.22	2,150.22
Total 6290 · Water	2,150.22	2,150.22
6310 · Window Cleaning	2,002.00	2,002.00
Total Expense	122,419.67	122,419.67
Net Ordinary Income	-7,946.16	-7,946.16
Other Income/Expense		
Other Income		
4102 · 2025 Roof Replace Assesm RESERV (2025 Roof Replace IN...	587,157.91	587,157.91
4101 · Interest Income-RESERVE	1,816.63	1,816.63
4025 · RESERVE Dues	24,985.00	24,985.00
Total Other Income	613,959.54	613,959.54
Other Expense		
7004.11 · Pump Repair RESERVE	1,000.00	1,000.00

	Oct '24 - Sep 25	Oct '24 - Sep 25
7004.10 · Window Replace RESERVE (Broken window from Roof C...	790.00	790.00
7004.9 · Paint & Stucco touchup RESERVE	1,000.00	1,000.00
7004.4 · 2025 Stucco Work RESERVE	10,569.00	10,569.00
7004.5 · 2025 Paint All Buildings RESERV	80,400.00	80,400.00
7004 · 2025 Roof Replace Exps RESERVE	496,186.91	496,186.91
7003 · Back Stairs Handrail RESERVE	4,800.00	4,800.00
7002 · Roof Maintenance RESERVE	7,594.25	7,594.25
Total Other Expense	602,340.16	602,340.16
Net Other Income	11,619.38	11,619.38
Net Income	**3,673.22**	**3,673.22**