

Income Statement

Brookwillow Village Homeowners Association, Inc.

Properties: Brookwillow Village Homeowners Association - 2472 Orion Way Grand Junction, CO 81505

As of: Dec 2024

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Operating Income & Expense				
Income				
Assessment Income				
Assessments - Townhomes	24,058.71	97.56	267,498.23	86.01
Assessments - Single Family	0.00	0.00	35,006.10	11.26
Total Assessment Income	24,058.71	97.56	302,504.33	97.27
Other Income				
Late Fees	116.96	0.47	383.06	0.12
Interest Fees	15.59	0.06	521.82	0.17
Reserve Account Interest	468.12	1.90	6,596.31	2.12
Collection Fee	0.00	0.00	747.48	0.24
Transfer Fee	0.00	0.00	250.00	0.08
Total Other Income	600.67	2.44	8,498.67	2.73
Total Operating Income	24,659.38	100.00	311,003.00	100.00
Expense				
General & Administrative				
Bank Charges	15.87	0.06	294.15	0.09
Management Fees	1,228.82	4.98	21,508.75	6.92
Insurance - Gen. Lia. /Bldg.	6,700.00	27.17	63,509.00	20.42
Insurance E&O	0.00	0.00	2,345.00	0.75
Registration & Filing Fees	44.00	0.18	54.00	0.02
Office Expenses (Print & Postage)	2,107.74	8.55	7,321.67	2.35
Accounting Fees	0.00	0.00	6,071.96	1.95
Legal Fees	391.00	1.59	16,677.14	5.36
Total General & Administrative	10,487.43	42.53	117,781.67	37.87
Clubhouse Expense				
Clubhouse Maintenance & Repair	180.00	0.73	5,319.51	1.71
Clubhouse Supplies	0.00	0.00	4,372.05	1.41
Electricity	248.78	1.01	3,980.41	1.28
Janitorial Services	500.00	2.03	6,192.42	1.99
Security Services	0.00	0.00	2,907.00	0.93
Sewer	41.63	0.17	482.14	0.16
Water	52.00	0.21	317.00	0.10
Internet & Cable	89.99	0.36	1,408.02	0.45
Total Clubhouse Expense	1,112.40	4.51	24,978.55	8.03
Common Area Expense				
Grounds Maintenance & Repair	1,945.08	7.89	36,308.70	11.67
Irrigation System Maintenance	0.00	0.00	7,883.28	2.53
Irrigation Water Shares	0.00	0.00	752.33	0.24
Landscape Maintenance	0.00	0.00	4,849.31	1.56

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Snow Removal	0.00	0.00	600.00	0.19
Electricity - Pumps - Common Area	47.18	0.19	3,636.07	1.17
Landscape & Irrigation - Contract	0.00	0.00	43,053.60	13.84
Irrigation Pond & Silt Removal	0.00	0.00	210.00	0.07
Total Common Area Expense	1,992.26	8.08	97,293.29	31.28
Townhouse Expense				
General Maintenance & Repair	0.00	0.00	4,914.51	1.58
Roof Repairs - Roof Leaks	0.00	0.00	11,222.61	3.61
Trash Contract - Townhouse	2,088.95	8.47	25,057.18	8.06
Driveway Concrete Repair	0.00	0.00	16,976.88	5.46
Total Townhouse Expense	2,088.95	8.47	58,171.18	18.70
Total Operating Expense	15,681.04	63.59	298,224.69	95.89
NOI - Net Operating Income	8,978.34	36.41	12,778.31	4.11
Other Income & Expense				
Other Income				
Clubhouse Rental Fees	0.00	0.00	75.00	0.02
Clubhouse Key Card Fees	0.00	0.00	100.00	0.03
Property Repair Reimbursement	0.00	0.00	4,900.00	1.58
Total Other Income	0.00	0.00	5,075.00	1.63
Net Other Income	0.00	0.00	5,075.00	1.63
Total Income	24,659.38	100.00	316,078.00	101.63
Total Expense	15,681.04	63.59	298,224.69	95.89
Net Income	8,978.34	36.41	17,853.31	5.74