

**Income Statement**

Patterson Gardens Townhomes

Month = Jan 2026

Book = Cash

<b>ACCOUNT</b>	<b>MONTH TO DATE</b>	<b>%</b>	<b>YEAR TO DATE</b>	<b>%</b>
<b>INCOME</b>				
HOA Dues	9,882.93	0.00	9,882.93	0.00
RV Parking	50.00	0.00	50.00	0.00
Pet Fee	25.00	0.00	25.00	0.00
Plus: Prepaid Fees	-2,515.93	0.00	-2,515.93	0.00
NET DUES INCOME	7,442.00	0.00	7,442.00	0.00
Interest on Bank Accounts	170.19	0.00	170.19	0.00
Late Fees Collected	1.47	0.00	1.47	0.00
<b>TOTAL INCOME</b>	<b>7,613.66</b>	<b>0.00</b>	<b>7,613.66</b>	<b>0.00</b>
<b>EXPENSES</b>				
<b>DIRECT EXPENSES</b>				
Repair & Maintenance	550.00	0.00	550.00	0.00
Grounds Maintenance	2,225.90	0.00	2,225.90	0.00
Irrigation Water/Shares	696.50	0.00	696.50	0.00
Management	385.00	0.00	385.00	0.00
Insurance	4,299.08	0.00	4,299.08	0.00
Electricity	93.28	0.00	93.28	0.00
Water	893.89	0.00	893.89	0.00
Sewer	794.30	0.00	794.30	0.00
Trash Disposal	381.50	0.00	381.50	0.00
Postage / Mailing	154.50	0.00	154.50	0.00
TOTAL DIRECT EXPENSES	10,473.95	0.00	10,473.95	0.00
<b>TOTAL EXPENSES</b>	<b>10,473.95</b>	<b>0.00</b>	<b>10,473.95</b>	<b>0.00</b>
<b>NET INCOME</b>	<b>-2,860.29</b>	<b>0.00</b>	<b>-2,860.29</b>	<b>0.00</b>