

Income Statement

Cezanne Court TOA

Month = Apr 2026

Book = Cash

ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%
INCOME				
HOA Dues	20,105.00	0.00	44,155.00	0.00
Plus: Prepaid Fees	-7,618.00	0.00	-1,928.00	0.00
NET DUES INCOME	12,487.00	0.00	42,227.00	0.00
Insurance Claim Proceeds	0.00	0.00	5,471.76	0.00
Interest on Bank Accounts	1.38	0.00	248.12	0.00
TOTAL INCOME	12,488.38	0.00	47,946.88	0.00
EXPENSES				
DIRECT EXPENSES				
Repair & Maintenance	0.00	0.00	20,140.55	0.00
HVAC (Heat, Ventilation, Air)	3,939.25	0.00	3,939.25	0.00
Snow and Ice Removal	0.00	0.00	110.00	0.00
Pest Control	0.00	0.00	320.00	0.00
Management	385.00	0.00	1,540.00	0.00
Insurance	1,801.25	0.00	7,205.00	0.00
Electricity	125.17	0.00	583.49	0.00
Gas	861.93	0.00	5,214.78	0.00
Water	855.60	0.00	3,524.89	0.00
Sewer	556.02	0.00	2,134.71	0.00
Trash Disposal	508.20	0.00	1,965.42	0.00
Bank Charges	0.00	0.00	1.92	0.00
Postage / Mailing	9.00	0.00	74.25	0.00
Legal & Accounting	0.00	0.00	150.00	0.00
Income Tax	0.00	0.00	321.00	0.00
Miscellaneous Expense	0.00	0.00	1,902.80	0.00
TOTAL DIRECT EXPENSES	9,041.42	0.00	49,128.06	0.00
TOTAL EXPENSES	9,041.42	0.00	49,128.06	0.00
NET INCOME	3,446.96	0.00	-1,181.18	0.00