

**Income Statement**

Belhaven Townhome OA

Month = May 2026

Book = Cash

ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%
<b>INCOME</b>				
HOA Dues	1,804.98	0.00	28,167.83	0.00
Postage Cost Recovered	0.00	0.00	64.00	0.00
Plus: Prepaid Fees	547.31	0.00	176.81	0.00
NET DUES INCOME	2,352.29	0.00	28,408.64	0.00
Interest on Bank Accounts	76.98	0.00	372.47	0.00
Late Fees Collected	8.80	0.00	41.53	0.00
<b>TOTAL INCOME</b>	<b>2,438.07</b>	<b>0.00</b>	<b>28,822.64</b>	<b>0.00</b>
<b>EXPENSES</b>				
<b>DIRECT EXPENSES</b>				
Landscape Maint-On Contract	4,391.00	0.00	8,782.00	0.00
Lien/Filing & Processing Fees	186.00	0.00	229.00	0.00
Irrigation System Expense	1,901.95	0.00	1,901.95	0.00
Irrigation Water/Shares	0.00	0.00	525.00	0.00
Management	502.00	0.00	2,510.00	0.00
Insurance	1,192.61	0.00	1,192.61	0.00
Electricity	82.11	0.00	147.52	0.00
Postage / Mailing	161.75	0.00	297.50	0.00
Legal & Accounting	0.00	0.00	150.00	0.00
Income Tax	0.00	0.00	275.00	0.00
TOTAL DIRECT EXPENSES	8,417.42	0.00	16,010.58	0.00
<b>TOTAL EXPENSES</b>	<b>8,417.42</b>	<b>0.00</b>	<b>16,010.58</b>	<b>0.00</b>
<b>NET INCOME</b>	<b>-5,979.35</b>	<b>0.00</b>	<b>12,812.06</b>	<b>0.00</b>