

Income Statement

11/1/2023 - 10/31/2024, By Year, Accrual basis

Prepared By: Overwatch
Management
PO BOX 610
Ketchum, ID 83340

Central Park

Amount	11/01/2023 - 12/31/2023	01/01/2024 - 10/31/2024	Total
Income			
Convenience Fee	145.02	58.23	203.25
Interest Operating		0.16	0.16
Operating Dues	18,844.16	94,220.80	113,064.96
Total Income	\$18,989.18	\$94,279.19	\$113,268.37
Expense			
CENTRAL PARK ADMIN			
CP Accounting		950.00	950.00
CP Management Fees	1,555.20	6,998.40	8,553.60
CP Office Supplies	22.91	407.83	430.74
CP Taxes		30.00	30.00
Total for CENTRAL PARK ADMIN	\$1,578.11	\$8,386.23	\$9,964.34
CENTRAL PARK INSURANCE			
CP Insurance	2,476.03	40,900.84	43,376.87
Total for CENTRAL PARK INSURANCE	\$2,476.03	\$40,900.84	\$43,376.87
CENTRAL PARK LANDSCAPING			
CP Snow Plowing and Removal	260.00	6,542.50	6,802.50
CP Standard Landscape Maintenance	2,431.73	21,571.60	24,003.33
Total for CENTRAL PARK LANDSCAPING	\$2,691.73	\$28,114.10	\$30,805.83
CENTRAL PARK REPAIRS & MAINT			
CP Gutters and downspout Repair		2,628.72	2,628.72
CP Heat Tape Repairs	40.00		40.00
CP Maintenance	664.00	5,985.29	6,649.29
CP Window Cleaning		3,500.00	3,500.00
Total for CENTRAL PARK REPAIRS & MAINT	\$704.00	\$12,114.01	\$12,818.01
CENTRAL PARK UTILITIES			
CP Cable TV	1,314.30	4,600.05	5,914.35
CP Electricity	243.83	6,231.70	6,475.53
CP Natural Gas	17.16	74.69	91.85
CP Sentinel Fire/Security Monitor	289.71	1,277.72	1,567.43
CP Water/Sewer/Garbage	3,920.05	16,454.09	20,374.14
Total for CENTRAL PARK UTILITIES	\$5,785.05	\$28,638.25	\$34,423.30

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Amount	11/01/2023 - 12/31/2023	01/01/2024 - 10/31/2024	Total
Convenience Fee Reimbursement		233.25	233.25
Total Expense	\$13,234.92	\$118,386.68	\$131,621.60
Net Operating Income	\$5,754.26	(\$24,107.49)	(\$18,353.23)
Non-operating Income			
2024 Special Assessment		160,000.00	160,000.00
Capital Reserve Dues	3,655.90	18,279.44	21,935.34
Interest Income Savings	15.90	93.56	109.46
Owner Reimbursable (Income)		2,213.32	2,213.32
Total Non-operating Income	\$3,671.80	\$180,586.32	\$184,258.12
Non-operating Expense			
Capital Decks		36,054.00	36,054.00
Capital Fire Sprinkler Project		12,344.73	12,344.73
CP Window Replacement Project		17,452.84	17,452.84
Owner Reimbursable (Expense)		2,213.32	2,213.32
Total Non-operating Expense	\$0.00	\$68,064.89	\$68,064.89
Net Non-operating Income	\$3,671.80	\$112,521.43	\$116,193.23
Net Income	\$9,426.06	\$88,413.94	\$97,840.00