

Profit and Loss

Chiwawa Communities Association

January 1-December 31, 2025

	TOTAL
Income	
Assessment	441,500.00
Convenience Fees	2,975.50
Parts Sold to Members	1,648.56
Returned Check Charges	0.00
Total for Income	\$446,124.06
Gross Profit	\$446,124.06
Expenses	
Accountant	2,595.00
Admin Office Operations	
Computer Assistance	117.07
Computer/Printer Hardware	-18.42
Computer Software	\$2,267.65
Website	2,325.00
Total for Computer Software	\$4,592.65
Depreciation Expense	46,701.73
License, Permits and Fees	499.16
Mail	
Postage	1,144.02
Supplies	2,744.70
Total for Mail	\$3,888.72
Meetings	
Food	44.39
Meeting Space Rental	600.00
Total for Meetings	\$644.39
Office Supplies	819.55
Reserve Study	1,500.00
Utilities	
Garbage	560.89
Internet & Phone	1,682.92
Power	4,698.14
Total for Utilities	\$6,941.95
Total for Admin Office Operations	\$65,686.80
Attorney Fees	16,655.00
Bank Service Charge	1,403.18
Bookkeeper	7,707.10

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	TOTAL
General Maintenance & Operations	
Community Space Maintenance	
Backhoe & Mowing	2,050.40
Fire Wise	3,902.40
Mosquito Abatement	2,384.40
Sanican	617.92
Signage	127.69
Total for Community Space Maintenance	\$9,082.81
Total for General Maintenance & Operations	\$9,082.81
Insurance	50,549.85
Manager	21,600.00
Water System	
Contracted Repairs	23,865.81
Water System Administrator	\$61,668.00
Professional Organizations, Memberships, & Conferences	1,138.18
Total for Water System Administrator	\$62,806.18
Water System Maintenance, Repair, Operations	\$606.32
811 (One Call Concept)	37.81
DOH Permits & Licensing	13,109.35
Fuel	2,583.25
Parts, Materials, Supplies	\$5,402.24
Truck	2,856.36
Total for Parts, Materials, Supplies	\$8,258.60
Propane	201.28
Salal Building / Tank	
Tank Cleaning/ Maint.	5,255.15
Total for Salal Building / Tank	\$5,255.15
Water Quality Testing	2,225.00
Well Tank Communication	1,690.20
Total for Water System Maintenance, Repair, Operations	\$33,966.96
Total for Water System	\$120,638.95
Total for Expenses	\$295,918.69
Net Operating Income	\$150,205.37
Other Income	
Interest Income	12,205.07
Other income	893.15
Total for Other Income	\$13,098.22
Other Expenses	
Land Property Taxes	8,080.41
Total for Other Expenses	\$8,080.41
Net Other Income	\$5,017.81
Net Income	\$155,223.18