

Income Statement

Assurance Property Management

Properties: Blue Haven COA-2871 - 2871 Spring Rose Circle Coralville, IA 52241

As of: Aug 2026

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month	Year to Month End
Operating Income & Expense		
Income		
Interest Earned	0.81	5.21
Association Income	6,000.00	49,200.00
Total Operating Income	6,000.81	49,205.21
Expense		
Insurance, property	788.83	6,310.64
Management Fees	500.00	4,000.00
Management Fee, Reimburse Transaction Fee	32.00	256.00
Professional Fees		
Prof. Fee, Accountant	0.00	300.00
Total Professional Fees	0.00	300.00
Repairs and Maintenance		
Cleaning-Commons	406.60	3,162.60
Cleaning-Garage	0.00	450.50
Elevator contract	213.47	1,482.29
Elevator Inspection	0.00	225.00
Garbage and Recycling	160.00	1,280.00
Lawn, Landscape & Groundskeeping-combined	0.00	1,950.40
Snow Removal	0.00	1,350.00
Security, alarms & sprinklers	0.00	0.00
Alarm Monitoring	0.00	429.30
Fire Inspection	321.60	321.60
Garage Door Repair/maintenance	1,500.60	1,500.60
Repairs -General Building	274.50	2,061.73
Total Repairs and Maintenance	2,876.77	14,214.02
Utilities		
Utility, Gas & Electric	285.52	2,669.37
Internet	1,336.32	10,686.74
Utility, Water	29.47	211.68
Total Utilities	1,651.31	13,567.79
Total Operating Expense	5,848.91	38,648.45
NOI - Net Operating Income		
	151.90	10,556.76
Total Income	6,000.81	49,205.21
Total Expense	5,848.91	38,648.45
Net Income	151.90	10,556.76