

Operating Income & Expenses 25

	A	K	L	O
1	<b>CATEGORY</b>			<b>YTD</b>
2		Oct-25	Nov-25	
3	<b><u>INCOME - OPERATING</u></b>			
4				
5	Condo Fees	\$18,220.00	\$17,865.00	\$198,966.87
6	Late fees	\$75.00	-\$175.00	\$675.00
7	Fines			\$0.00
8	Keys			\$75.00
9	Interest Income	\$0.34	\$0.38	\$5.19
10	Special Assessment income (if needed)			\$0.00
11	Reimbursement for Maintenance (Duct Cleaning)	\$130.00		\$383.13
14	Returned Payment Fee	\$10.00		
16	<b><u>TOTAL OPERATING INCOME</u></b>	<b>\$18,435.34</b>	<b>\$17,690.38</b>	<b>\$200,115.19</b>
17				
18	<b><u>EXPENSES - OPERATING</u></b>			
19				
20	<b><u>PROPERTY MAINTENANCE</u></b>			
21	Building repairs	-	-	\$7,600.00
22	Bldg supplies (W Sam's receipts)	\$646.07	\$56.09	\$3,947.17
23	Cleaning/supplies (T Kellett)	\$1,575.00	\$350.00	\$9,596.56
24	Elev Maint/Repair	-	\$692.50	\$16,192.54
26	Fire Equipment	-	-	\$2,974.25
27	Landscaping/grounds maintenance	\$193.50	\$3,262.50	\$9,521.24
28	General Grounds	\$252.00	\$315.75	\$1,971.00
29	Trees	\$0.00	\$0.00	
30	Pest control	\$284.04	-	\$1,111.14
31	Lift Station	-	-	\$4,929.61
32	Trash collection	\$473.15	\$472.87	\$5,172.11
33	Snow removal/junk haul (K Thornton)	-	-	\$990.00
34	Property maintenance	\$1,565.54	-	\$1,565.54
35	Roof & Gutter	\$435.78	-	\$2,213.06
36	Electric Repair	-	-	
37	Exterior Maintenance	\$0.00	\$0.00	
38	Plumbing Repair	-	-	\$8,782.79
39	Parking lot repairs	\$0.00	\$0.00	\$0.00
40	<b><u>TOTAL PROPERTY MAINTENANCE</u></b>	<b>\$5,425.08</b>	<b>\$5,149.71</b>	<b>\$78,270.64</b>
41				
42	<b><u>UTILITIES</u></b>			
43	AT&T Elevator phone	\$476.41	\$473.08	\$3,265.39
44	AEP	\$1,342.85	\$1,292.57	\$17,226.85
45	Water & Sewer	\$4,051.80	\$3,482.76	\$33,840.56
47	Alarm monitoring**		-	\$1,343.75
48	<b><u>TOTAL UTILITIES</u></b>	<b>\$5,871.06</b>	<b>\$5,248.41</b>	<b>\$55,676.55</b>
49				

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	A	K	L	O
50	<b><u>ADMINISTRATIVE</u></b>			
51	Federal Taxes	-	-	\$1,381.00
52	Bank charges	\$19.00	-	\$19.00
53	Insurance	-	\$8,542.50	\$25,215.00
54	Office Supplies	-	-	\$253.01
55	All Secured Services – bldg keys	-	-	\$258.57
56	Internet/Website	\$89.99	\$89.99	\$839.89
58	<b>TOTAL ADMIN*</b>	<b>\$108.99</b>	<b>\$8,632.49</b>	<b>\$27,966.47</b>
59				
60	<b><u>PROFESSIONAL SERVICES</u></b>			
61	Financial Mgmt firm	\$347.78	\$347.78	\$3,744.54
63	Accounting	-	-	\$650.00
64	Printing and copies	\$8.60	\$11.60	\$200.90
65	Postage and delivery	\$9.51	\$10.14	\$118.36
66	Legal fees	\$220.00	-	\$2,310.00
67	Other Professional Services	-	-	\$21.56
68	<b>TOTAL PROFESSIONAL SERVICES</b>	<b>\$585.89</b>	<b>\$369.52</b>	<b>\$7,045.36</b>
69				
70	<b><u>LOANS</u></b>			
71	Parking lot (\$1000/mo)			\$0.00
72	<b>TOTAL LOAN PAYMENTS</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
73				
74	<b>TRANSFER TO RESERVE</b>	\$4,000.00	\$4,000.00	\$46,766.61
75				
76	<b><u>TOTAL OPERATING EXPENSES</u></b>	<b>\$15,991.02</b>	<b>\$23,400.13</b>	<b>\$215,725.63</b>
77				
78	Income	\$18,435.34	\$17,690.38	\$200,115.19
79	Expenses	\$15,991.02	\$23,400.13	\$215,725.63
80	<b>NET PROFIT/LOSS - OPERATING</b>	<b>\$2,444.32</b>	<b>-\$5,709.75</b>	<b>-\$15,610.44</b>
81				
82	<b><u>INCOME - RESERVE</u></b>			
83				
84	Transfer from Operating	\$4,000.00	\$4,000.00	\$46,766.61
85	Interest Income	\$548.79	\$524.91	\$5,812.38
90	<b>TOTAL RESERVE INCOME</b>	<b>\$4,548.79</b>	<b>\$4,524.91</b>	<b>\$52,578.99</b>
91				
92	<b><u>EXPENSES - RESERVE</u></b>			
93				
94	<b><u>CAPITAL PROP IMPROVMNTS</u></b>			
97	Lift Station			\$16,580.77
98	Asphalt & Concrete	\$4,280.00		\$4,280.00
99	<b>TOTAL CAP PROP IMPROVMNTS</b>	<b>\$4,280.00</b>	<b>\$0.00</b>	<b>\$4,280.00</b>
100				
101	<b>NET PROFIT/LOSS - RESERVE</b>	<b>\$268.79</b>	<b>\$4,524.91</b>	<b>\$48,298.99</b>