

Operating Income & Expenses 25

| | A | G | H | O |
|----|-----------------------------------------------|--------------------|--------------------|---------------------|
| 1 | <u>CATEGORY</u> | | | YTD |
| 2 | | Jun-25 | Jul-25 | |
| 3 | <u>INCOME -OPERATING</u> | | | |
| 4 | | | | |
| 5 | Condo Fees | \$18,085.00 | \$18,060.00 | \$126,811.87 |
| 6 | Late fees | \$50.00 | \$50.00 | \$700.00 |
| 7 | Fines | | | \$0.00 |
| 8 | Keys | \$75.00 | | \$75.00 |
| 9 | Interest Income | \$0.44 | \$0.40 | \$3.85 |
| 10 | Special Assessment income (if needed) | | | \$0.00 |
| 11 | Reimbursement for Maintenance (Duct Cleaning) | | | \$253.13 |
| 12 | Misc Income | | | \$0.00 |
| 13 | Administrative Fee | | | \$0.00 |
| 14 | Returned Payment Fee | | | |
| 15 | Attorney Fees Collected | | | \$0.00 |
| 16 | <u>TOTAL OPERATING INCOME</u> | \$18,210.44 | \$18,110.40 | \$127,843.85 |
| 17 | | | | |
| 18 | <u>EXPENSES - OPERATING</u> | | | |
| 19 | | | | |
| 20 | <u>PROPERTY MAINTENANCE</u> | | | |
| 21 | Building repairs | - | - | \$7,600.00 |
| 22 | Bldg supplies (W Sam's receipts) | \$325.33 | \$261.96 | \$1,685.17 |
| 23 | Cleaning/supplies (T Kellett) | \$900.00 | \$3,021.56 | \$6,471.56 |
| 24 | Elev Maint/Repair | \$1,610.40 | - | \$13,889.64 |
| 25 | HVAC | \$0.00 | \$0.00 | \$0.00 |
| 26 | Fire Equipment | - | - | \$1,980.25 |
| 27 | Landscaping/grounds maintenance | \$903.56 | \$774.00 | \$4,279.06 |
| 28 | General Grounds | \$357.00 | \$452.25 | \$1,971.00 |
| 29 | Trees | \$0.00 | \$0.00 | |
| 30 | Pest control | - | \$284.04 | \$827.10 |
| 31 | Lift Station | - | - | \$1,054.11 |
| 32 | Trash collection | \$465.48 | \$474.40 | \$3,279.03 |
| 33 | Snow removal/junk haul (K Thornton) | - | - | \$990.00 |
| 35 | Roof & Gutter | \$0.00 | \$0.00 | \$0.00 |
| 36 | Electric Repair | \$0.00 | \$253.13 | |
| 38 | Plumbing Repair | \$7,952.79 | - | \$8,782.79 |
| 40 | <u>TOTAL PROPERTY MAINTENANCE</u> | \$12,514.56 | \$5,521.34 | \$53,515.09 |
| 41 | | | | |
| 42 | <u>UTILITIES</u> | | | |
| 43 | AT&T Elevator phone | \$59.98 | \$475.52 | \$1,988.18 |
| 44 | AEP | \$1,122.86 | \$1,233.06 | \$11,873.65 |
| 45 | Water & Sewer | \$2,556.01 | \$3,187.31 | \$18,724.67 |
| 47 | Alarm monitoring** | \$1,343.75 | | \$1,343.75 |
| 48 | <u>TOTAL UTILITIES</u> | \$5,082.60 | \$4,895.89 | \$33,930.25 |

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|----|----------------------------------------|--------------------|--------------------|---------------------|
| 50 | <u>ADMINISTRATIVE</u> | | | |
| 51 | Federal Taxes | - | - | \$1,381.00 |
| 52 | Bank charges | \$0.00 | \$0.00 | \$0.00 |
| 53 | Insurance | \$291.00 | - | \$11,115.00 |
| 54 | Office Supplies | \$133.83 | \$17.79 | \$151.62 |
| 55 | All Secured Services – bldg keys | - | - | \$258.57 |
| 56 | Internet/Website | \$89.99 | \$89.99 | \$479.93 |
| 57 | Bad Debt | \$0.00 | \$0.00 | \$0.00 |
| 58 | TOTAL ADMIN* | \$514.82 | \$107.78 | \$13,386.12 |
| 59 | | | | |
| 60 | <u>PROFESSIONAL SERVICES</u> | | | |
| 61 | Financial Mgmt firm | \$337.65 | \$337.65 | \$2,363.55 |
| 62 | Administrative | \$0.00 | \$0.00 | \$0.00 |
| 63 | Accounting | - | - | \$650.00 |
| 64 | Printing and copies | \$24.05 | \$122.05 | \$157.90 |
| 65 | Postage and delivery | \$9.59 | \$13.74 | \$78.81 |
| 66 | Legal fees | \$1,210.00 | \$495.00 | \$2,090.00 |
| 67 | Other Professional Services | \$10.78 | \$10.78 | \$21.56 |
| 68 | TOTAL PROFESSIONAL SERVICES | \$1,592.07 | \$979.22 | \$5,361.82 |
| 69 | | | | |
| 70 | <u>LOANS</u> | | | |
| 72 | TOTAL LOAN PAYMENTS | \$0.00 | \$0.00 | \$0.00 |
| 73 | | | | |
| 74 | TRANSFER TO RESERVE | \$4,000.00 | \$4,000.00 | \$28,000.00 |
| 75 | | | | |
| 76 | <u>TOTAL OPERATING EXPENSES</u> | \$23,704.05 | \$15,504.23 | \$134,193.28 |
| 77 | | | | |
| 78 | Income | \$18,210.44 | \$18,110.40 | \$127,843.85 |
| 79 | Expenses | \$23,704.05 | \$15,504.23 | \$134,193.28 |
| 80 | NET PROFIT/LOSS - OPERATING | -\$5,493.61 | \$2,606.17 | -\$6,349.43 |
| 81 | | | | |
| 82 | <u>INCOME - RESERVE</u> | | | |
| 83 | | | | |
| 84 | Transfer from Operating | \$4,000.00 | \$4,000.00 | \$28,000.00 |
| 85 | Interest Income | \$518.56 | \$546.08 | \$3,646.82 |
| 90 | <u>TOTAL RESERVE INCOME</u> | \$4,518.56 | \$4,546.08 | \$31,646.82 |
| 91 | | | | |
| 92 | <u>EXPENSES - RESERVE</u> | | | |
| 93 | | | | |
| 94 | <u>CAPITAL PROP IMPROVMNTS</u> | | | |
| 96 | Maintenance | | | \$0.00 |
| 97 | TOTAL CAP PROP IMPROVMNTS | \$0.00 | \$0.00 | \$0.00 |
| 98 | | | | |
| 99 | NET PROFIT/LOSS - RESERVE | \$4,518.56 | \$4,546.08 | \$31,646.82 |