

Operating Income & Expenses 24

	A	D	E	O
2		Mar-25	Apr-25	YTD
3	<b><u>INCOME -OPERATING</u></b>			
4				
5	Condo Fees	\$18,540.00	\$17,840.00	\$72,085.00
6	Late fees	\$200.00	\$75.00	\$475.00
7	Fines			\$0.00
8	Keys			\$0.00
9	Interest Income	\$0.65	\$0.58	\$2.38
10	Special Assessment income (if needed)			\$0.00
11	Reimbursement for Maintenance (Duct Cleaning)		\$185.00	\$185.00
12	Misc Income			\$0.00
13	Administrative Fee			\$0.00
14	Returned Payment Fee			
15	Attorney Fees Collected			\$0.00
16	<b><u>TOTAL OPERATING INCOME</u></b>	<b>\$18,740.65</b>	<b>\$18,100.58</b>	<b>\$72,747.38</b>
17				
18	<b><u>EXPENSES - OPERATING</u></b>			
19				
20	<b><u>PROPERTY MAINTENANCE</u></b>			
21	Building repairs	\$0.00	\$0.00	\$0.00
22	Bldg supplies (W Sam's receipts)	\$110.16	\$160.83	\$868.87
23	Cleaning/supplies (T Kellett)	-	\$1,350.00	\$2,550.00
24	Elev Maint/Repair	\$10,203.54	-	\$10,203.54
25	HVAC	\$0.00	\$0.00	\$0.00
26	Fire Equipment	-	-	\$1,980.25
27	Landscaping/grounds maintenance	\$0.00	\$0.00	\$0.00
28	General Grounds	\$294.00	\$241.50	\$1,351.50
29	Trees	\$0.00	\$0.00	
30	Pest control	-	\$272.16	\$543.06
31	Lift Station	\$277.55	-	\$1,054.11
32	Trash collection	\$470.32	\$530.57	\$1,936.45
33	Snow removal/junk haul (K Thornton)	-	-	\$990.00
34	Property maintenance	\$0.00	\$0.00	\$0.00
35	Roof & Gutter	\$0.00	\$0.00	\$0.00
36	Electric Repair	\$0.00	\$0.00	
37	Exterior Maintenance	\$0.00	\$0.00	
38	Plumbing Repair	\$0.00	\$0.00	\$0.00
40	<b><u>TOTAL PROPERTY MAINTENANCE</u></b>	<b>\$11,355.57</b>	<b>\$2,555.06</b>	<b>\$21,477.78</b>
41				
42	<b><u>UTILITIES</u></b>			
43	AT&T Elevator phone	\$246.93	\$247.79	\$1,204.91
44	AEP	\$2,014.62	\$1,774.42	\$8,224.85
45	Water & Sewer	\$2,508.81	\$2,704.69	\$10,557.50
48	<b><u>TOTAL UTILITIES</u></b>	<b>\$4,770.36</b>	<b>\$4,726.90</b>	<b>\$19,987.26</b>

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	A	D	E	O
50	<b><u>ADMINISTRATIVE</u></b>			
51	Federal Taxes	\$0.00	\$1,381.00	\$1,381.00
52	Bank charges	\$0.00	\$0.00	\$0.00
53	Insurance	\$291.00	-	\$5,557.50
54	Office Supplies	\$0.00	\$0.00	\$0.00
55	All Secured Services – bldg keys	-	-	\$258.57
56	Internet/Website	\$59.99	\$59.99	\$239.96
57	Bad Debt	\$0.00	\$0.00	\$0.00
58	<b>TOTAL ADMIN*</b>	<b>\$350.99</b>	<b>\$1,440.99</b>	<b>\$7,437.03</b>
59				
60	<b><u>PROFESSIONAL SERVICES</u></b>			
61	Financial Mgmt firm	\$337.65	\$337.65	\$1,350.60
63	Accounting	\$0.00	\$250.00	\$250.00
64	Printing and copies	\$1.80	\$1.85	\$9.40
65	Postage and delivery	\$8.76	\$8.03	\$44.53
66	Legal fees	-	\$165.00	\$385.00
68	<b>TOTAL PROFESSIONAL SERVICES</b>	<b>\$348.21</b>	<b>\$762.53</b>	<b>\$2,039.53</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	\$16,000.00
75				
76	<b><u>TOTAL OPERATING EXPENSES</u></b>	<b>\$20,825.13</b>	<b>\$13,485.48</b>	<b>\$66,941.60</b>
77				
78	<b>Income</b>	\$18,740.65	\$18,100.58	\$72,747.38
79	<b>Expenses</b>	\$20,825.13	\$13,485.48	\$66,941.60
80	<b>NET PROFIT/LOSS - OPERATING</b>	<b>-\$2,084.48</b>	<b>\$4,615.10</b>	<b>\$5,805.78</b>
81				
82	<b><u>INCOME - RESERVE</u></b>			
83				
84	Transfer from Operating	\$4,000.00	\$4,000.00	\$16,000.00
85	Interest Income	\$518.89	\$507.35	\$2,055.45
90	<b><u>TOTAL RESERVE INCOME</u></b>	<b>\$4,518.89</b>	<b>\$4,507.35</b>	<b>\$18,055.45</b>
91				
92	<b><u>EXPENSES - RESERVE</u></b>			
93				
94	<b><u>CAPITAL PROP IMPROVMNTS</u></b>			
95	Fire Equipment			\$0.00
96	Maintenance			\$0.00
97	<b>TOTAL CAP PROP IMPROVMNTS</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
98				
99	<b>NET PROFIT/LOSS - RESERVE</b>	<b>\$4,518.89</b>	<b>\$4,507.35</b>	<b>\$18,055.45</b>