

Operating Income & Expenses 25

	A	C	D	O
4	<u>INCOME -OPERATING</u>	Feb-25	Mar-25	YTD
5	Condo Fees	\$17,330.00	\$18,540.00	\$54,245.00
6	Late fees	\$25.00	\$200.00	\$400.00
7	Fines			\$0.00
8	Keys	-\$10.00		\$0.00
9	Interest Income	\$0.57	\$0.65	\$1.80
10	Special Assessment income (if needed)			\$0.00
11	Reimbursement for Maintenance (Duct Cleaning)			\$0.00
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>	\$17,345.57	\$18,740.65	\$54,646.80
17				
18	<u>EXPENSES - OPERATING</u>			
19				
20	<u>PROPERTY MAINTENANCE</u>			
21	Building repairs	\$0.00	\$0.00	\$0.00
22	Bldg supplies (W Sam's receipts)	\$300.14	\$110.16	\$708.04
23	Cleaning/supplies (T Kellett)	\$600.00	-	\$1,200.00
24	Elev Maint/Repair	\$0.00	\$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	\$407.50	\$294.00	\$1,110.00
29	Trees	\$0.00	\$0.00	
30	Pest control	-	-	\$270.90
31	Lift Station	\$520.41	\$277.55	\$1,054.11
32	Trash collection	\$469.07	\$470.32	\$1,405.88
33	Snow removal/junk haul (K Thornton)	\$330.00	-	\$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	<u>TOTAL PROPERTY MAINTENANCE</u>	\$2,627.12	\$11,355.57	\$18,922.72
41				
42	<u>UTILITIES</u>			
43	AT&T Elevator phone	\$247.00	\$246.93	\$957.12
44	AEP	\$2,582.75	\$2,014.62	\$6,450.43
45	Water & Sewer	\$2,814.99	\$2,508.81	\$7,852.81
46	Cable	\$0.00	\$0.00	\$0.00
47	Alarm monitoring**	-\$258.57	-	\$0.00
48	<u>TOTAL UTILITIES</u>	\$5,386.17	\$4,770.36	\$15,260.36

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	A	C	D	O
50	<u>ADMINISTRATIVE</u>			
51	Federal Taxes	\$0.00	\$0.00	\$0.00
52	Bank charges	\$0.00	\$0.00	\$0.00
53	Insurance	\$5,266.50	\$291.00	\$5,557.50
54	Office Supplies	\$0.00	\$0.00	\$0.00
55	All Secured Services – bldg keys	\$258.57	-	\$258.57
56	Internet/Website	\$59.99	\$59.99	\$179.97
57	Bad Debt	\$0.00	\$0.00	\$0.00
58	TOTAL ADMIN*	\$5,585.06	\$350.99	\$5,996.04
59				
60	<u>PROFESSIONAL SERVICES</u>			
61	Financial Mgmt firm	\$337.65	\$337.65	\$1,012.95
62	Administrative	\$0.00	\$0.00	\$0.00
63	Accounting	\$0.00	\$0.00	\$0.00
64	Printing and copies	\$3.00	\$1.80	\$7.55
65	Postage and delivery	\$15.33	\$8.76	\$36.50
66	Legal fees	\$165.00	-	\$220.00
67	Other Professional Services	\$0.00	\$0.00	\$0.00
68	TOTAL PROFESSIONAL SERVICES	\$520.98	\$348.21	\$1,277.00
73				
74	TRANSFER TO RESERVE	\$4,000.00	\$4,000.00	\$12,000.00
75				
76	<u>TOTAL OPERATING EXPENSES</u>	\$18,119.33	\$20,825.13	\$53,456.12
77				
78	Income	\$17,345.57	\$18,740.65	\$54,646.80
79	Expenses	\$18,119.33	\$20,825.13	\$53,456.12
80	NET PROFIT/LOSS - OPERATING	-\$773.76	-\$2,084.48	\$1,190.68
81				
82	<u>INCOME - RESERVE</u>			
83				
84	Transfer from Operating	\$4,000.00	\$4,000.00	\$12,000.00
85	Interest Income	\$476.68	\$518.89	\$1,548.10
86	Special Assessment income (if needed)			\$0.00
87	Reimbursement for Security			\$0.00
88	Insurance Claim			\$0.00
89	Misc Income			\$0.00
90	<u>TOTAL RESERVE INCOME</u>	\$4,476.68	\$4,518.89	\$13,548.10
91				
92	<u>EXPENSES - RESERVE</u>			
93				
94	<u>CAPITAL PROP IMPROVMNTS</u>			
97	TOTAL CAP PROP IMPROVMNTS	\$0.00	\$0.00	\$0.00
98				
99	NET PROFIT/LOSS - RESERVE	\$4,476.68	\$4,518.89	\$13,548.10