

Operating Income & Expenses 26

	A	E	F	O
1	<b>CATEGORY</b>			<b>YTD</b>
2		<b>Apr-26</b>	<b>May-26</b>	
3	<b><u>INCOME -OPERATING</u></b>			
4				
5	Condo Fees	\$20,490.00	\$20,503.50	\$102,716.63
6	Late fees	\$200.00	\$175.00	\$1,025.00
9	Interest Income	\$0.37	\$0.48	\$1.85
15	Reimburse for Maintenance			-\$253.13
17	Paper Statement Income	-\$135.00		\$75.00
19	Pool, Parking, Key Fob Income		\$10.00	\$25.00
20	Owner Address Research Income		\$25.00	\$25.00
25	<b><u>TOTAL OPERATING INCOME</u></b>	<b>\$20,555.37</b>	<b>\$20,713.98</b>	<b>\$103,615.35</b>
26				
27	<b><u>EXPENSES - OPERATING</u></b>			
28				
29	<b><u>PROPERTY MAINTENANCE</u></b>			
31	Bldg supplies (W Sam's receipts)	\$149.24 -		\$907.78
32	Cleaning/supplies (T Kellett)	\$1,225.00	\$700.00	\$3,850.00
33	Elev Maint/Repair	-	\$700.00	\$2,377.06
34	HVAC	\$0.00	\$0.00	\$0.00
35	Fire Equipment	-	-	\$543.00
36	Landscaping/grounds maintenance	\$0.00	\$3,746.52	\$3,746.52
37	General Grounds	\$154.00	\$352.00	\$1,273.50
39	Pest control	\$284.04 -		\$1,215.00
40	Lift Station	\$280.00	\$280.00	\$4,733.50
41	Trash collection	\$578.51	\$574.99	\$2,208.44
42	Snow removal/junk haul (K Thornton)	-	-	\$2,405.00
43	Property maintenance	-	\$525.00	\$951.95
44	Roof & Gutter	\$1,000.00 -		\$1,581.50
47	Plumbing Repair	-	-	\$2,652.92
48	Parking lot repairs	\$0.00	\$0.00	\$0.00
49	<b><u>TOTAL PROPERTY MAINTENANCE</u></b>	<b>\$3,670.79</b>	<b>\$6,878.51</b>	<b>\$28,446.17</b>
50				
51	<b><u>UTILITIES</u></b>			
52	AT&T Elevator phone	\$317.29	\$102.50	\$1,501.77
53	AEP	\$1,515.12	\$1,419.68	\$9,468.66
54	Water & Sewer	\$2,916.62	\$2,372.53	\$13,547.22
56	Alarm monitoring**	\$0.00	\$1,769.28	\$1,769.28
57	<b><u>TOTAL UTILITIES</u></b>	<b>\$4,749.03</b>	<b>\$5,663.99</b>	<b>\$26,286.93</b>
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59				
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61				
62				

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	A	E	F	O
63	<b><u>ADMINISTRATIVE</u></b>			
64	Federal Taxes	\$1,503.00	-	\$1,503.00
66	Insurance	-	\$8,542.50	\$17,376.00
67	Office Supplies	\$407.67	\$49.66	\$457.33
68	All Secured Services – bldg keys	\$108.00	-	\$108.00
69	Internet/Website	\$102.50	\$10.00	\$327.56
70	Bad Debt	\$0.00	\$0.00	\$0.00
71	<b>TOTAL ADMIN*</b>	<b>\$2,121.17</b>	<b>\$8,602.16</b>	<b>\$19,771.89</b>
72				
73	<b><u>PROFESSIONAL SERVICES</u></b>			
74	Financial Mgmt firm	\$347.78	\$347.78	\$1,738.90
75	Administrative	-	\$10.78	\$230.97
76	Accounting	-	\$535.00	\$785.00
77	Printing and copies	\$6.85	\$5.95	\$78.10
78	Postage and delivery	\$8.68	\$7.90	\$89.12
79	Legal fees	-	-	\$110.00
80	Other Professional Services	\$0.00	\$0.00	\$0.00
81	<b>TOTAL PROFESSIONAL SERVICES</b>	<b>\$363.31</b>	<b>\$907.41</b>	<b>\$3,032.09</b>
82				
83	<b><u>LOANS</u></b>			
84	Parking lot (\$1000/mo)			\$0.00
85	<b>TOTAL LOAN PAYMENTS</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
86				
87	<b>TRANSFER TO RESERVE</b>	\$4,000.00	\$4,000.00	\$20,000.00
88				
89	<b><u>TOTAL OPERATING EXPENSES</u></b>	<b>\$14,904.30</b>	<b>\$26,052.07</b>	<b>\$97,537.08</b>
90				
91	<b>Income</b>	\$20,555.37	\$20,713.98	\$103,615.35
92	<b>Expenses</b>	\$14,904.30	\$26,052.07	\$97,537.08
93	<b>NET PROFIT/LOSS - OPERATING</b>	<b>\$5,651.07</b>	<b>-\$5,338.09</b>	<b>\$6,078.27</b>
94				
95	<b><u>INCOME - RESERVE</u></b>			
96				
97	Transfer from Operating	\$4,000.00	\$4,000.00	\$20,000.00
98	Interest Income	\$526.71	\$545.81	\$2,789.62
103	<b><u>TOTAL RESERVE INCOME</u></b>	<b>\$4,526.71</b>	<b>\$4,545.81</b>	<b>\$22,789.62</b>
104				
105	<b><u>EXPENSES - RESERVE</u></b>			
106				
107	<b><u>CAPITAL PROP IMPROVMNTS</u></b>			
110	Lift Station			\$11,730.00
112	<b>TOTAL CAP PROP IMPROVMNTS</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
113				
114	<b>NET PROFIT/LOSS - RESERVE</b>	\$4,526.71	\$4,545.81	\$22,789.62