

Operating Income & Expenses 25

	A	L	M	O
1	CATEGORY	Nov-25	Dec-25	YTD
2	<u>INCOME -OPERATING</u>			
3				
4	Condo Fees	\$17,865.00	\$18,230.00	\$217,196.87
5	Late fees	-\$175.00	\$75.00	\$750.00
7	Keys			\$75.00
8	Interest Income	\$0.38	\$0.26	\$5.45
9	Special Assessment income (if needed)			\$0.00
10	Reimbursement for Maintenance (Duct Cleaning)			\$383.13
11	Misc Income			\$0.00
12	Administrative Fee			\$0.00
13	Returned Payment Fee		\$10.00	
14	Attorney Fees Collected			\$0.00
15	<u>TOTAL OPERATING INCOME</u>	\$17,690.38	\$18,315.26	\$218,430.45
16				
17	<u>EXPENSES - OPERATING</u>			
18				
19	<u>PROPERTY MAINTENANCE</u>			
20	Building repairs	-	-	\$7,600.00
21	Bldg supplies (W Sam's receipts)	\$56.09	\$1,191.02	\$5,138.19
22	Cleaning/supplies (T Kellett)	\$350.00	\$700.00	\$10,296.56
23	Elev Maint/Repair	\$692.50	\$1,677.06	\$17,869.60
24	HVAC	\$0.00	\$0.00	\$0.00
25	Fire Equipment	-	-	\$2,974.25
26	Landscaping/grounds maintenance	\$3,262.50	\$1,064.25	\$10,585.49
27	General Grounds	\$315.75	\$262.50	\$1,971.00
28	Trees	\$0.00	\$0.00	
29	Pest control	-	-	\$1,111.14
30	Lift Station	-	\$1,220.00	\$6,149.61
31	Trash collection	\$472.87	\$476.22	\$5,648.33
32	Snow removal/junk haul (K Thornton)	-	\$660.00	\$1,650.00
33	Property maintenance	-	-	\$1,565.54
34	Roof & Gutter	-	-	\$2,213.06
35	Electric Repair	-	-	
36	Exterior Maintenance	\$0.00	\$0.00	
37	Plumbing Repair	-	-	\$8,782.79
39	<u>TOTAL PROPERTY MAINTENANCE</u>	\$5,149.71	\$7,251.05	\$85,521.69
40				
41	<u>UTILITIES</u>			
42	AT&T Elevator phone	\$473.08	\$367.36	\$3,265.39
43	AEP	\$1,292.57	\$1,415.17	\$18,642.02
44	Water & Sewer	\$3,482.76	\$3,319.47	\$37,160.03
46	Alarm monitoring**	-		\$1,343.75
47	<u>TOTAL UTILITIES</u>	\$5,248.41	\$5,102.00	\$60,778.55

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	A	L	M	O
49	<u>ADMINISTRATIVE</u>			
50	Federal Taxes	-	-	\$1,381.00
51	Bank charges	-	\$10.00	\$29.00
52	Insurance	\$8,542.50	\$291.00	\$25,506.00
53	Office Supplies	-	-	\$253.01
54	All Secured Services – bldg keys	-	-	\$258.57
55	Internet/Website	\$89.99	\$89.99	\$839.89
56	Bad Debt	\$0.00	\$0.00	\$0.00
57	TOTAL ADMIN*	\$8,632.49	\$390.99	\$28,357.46
58				
59	<u>PROFESSIONAL SERVICES</u>			
60	Financial Mgmt firm	\$347.78	\$347.78	\$4,092.32
62	Accounting	-	-	\$650.00
63	Printing and copies	\$11.60	\$3.45	\$204.35
64	Postage and delivery	\$10.14	\$14.04	\$132.40
65	Legal fees	-	-	\$2,310.00
66	Other Professional Services	-	-	\$21.56
67	TOTAL PROFESSIONAL SERVICES	\$369.52	\$365.27	\$7,410.63
68				
69	<u>LOANS</u>			
71	TOTAL LOAN PAYMENTS	\$0.00	\$0.00	\$0.00
72				
73	TRANSFER TO RESERVE	\$4,000.00	\$4,000.00	\$50,766.61
74				
75	<u>TOTAL OPERATING EXPENSES</u>	\$23,400.13	\$17,109.31	\$232,834.94
76				
77	Income	\$17,690.38	\$18,315.26	\$218,430.45
78	Expenses	\$23,400.13	\$17,109.31	\$232,834.94
79	NET PROFIT/LOSS - OPERATING	-\$5,709.75	\$1,205.95	-\$14,404.49
80				
81	<u>INCOME - RESERVE</u>			
82				
83	Transfer from Operating	\$4,000.00	\$4,000.00	\$50,766.61
84	Interest Income	\$524.91	\$545.23	\$6,357.61
89	<u>TOTAL RESERVE INCOME</u>	\$4,524.91	\$4,545.23	\$57,124.22
90				
91	<u>EXPENSES - RESERVE</u>			
92				
93	<u>CAPITAL PROP IMPROVMNTS</u>			
96	Lift Station			\$16,580.77
97	Asphalt & Concrete			\$4,280.00
98	TOTAL CAP PROP IMPROVMNTS	\$0.00	\$0.00	\$4,280.00
99				
100	NET PROFIT/LOSS - RESERVE	\$4,524.91	\$4,545.23	\$52,844.22