

Operating Income & Expenses 26

	A	H	I	O
1	<u>CATEGORY</u>			YTD
2		Jul-26	Aug-26	
3	<u>INCOME -OPERATING</u>			
4				
5	Condo Fees	\$20,761.50	\$19,868.50	\$164,531.63
6	Late fees	\$75.00	-\$250.00	\$1,125.00
7	Fines	\$625.00	-\$25.00	\$600.00
9	Interest Income	\$0.55	\$0.64	\$3.39
10	Special Assessment income (if needed)			\$0.00
15	Reimburse for Maintenance			-\$253.13
16	Credit Reimbursement Fee			\$0.00
17	Paper Statement Income	-\$5.00	-\$5.00	\$55.00
18	ARC Application Income			\$0.00
19	Pool, Parking, Key Fob Income	\$25.00		\$40.00
20	Owner Address Research Income	\$5.00	\$10.00	\$25.00
21	Lease Maintenance Income	\$50.00	-\$50.00	\$100.00
22	Transfer Fees			\$0.00
23	Records Request			\$0.00
24	Attorney Fees Collected			\$0.00
25	<u>TOTAL OPERATING INCOME</u>	\$21,537.05	\$19,549.14	\$166,226.89
26				
27	<u>EXPENSES - OPERATING</u>			
28				
29	<u>PROPERTY MAINTENANCE</u>			
30	Building repairs	\$0.00	\$1,350.00	\$1,350.00
31	Bldg supplies (W Sam's receipts)	\$82.60	\$875.68	\$2,002.14
32	Cleaning/supplies (T Kellett)	\$1,400.00	\$700.00	\$5,950.00
33	Elev Maint/Repair	-	-	\$4,054.12
34	HVAC	\$0.00	\$0.00	\$0.00
35	Fire Equipment	-	-	\$543.00
36	Landscaping/grounds maintenance	\$1,092.96	\$1,290.60	\$6,920.64
37	General Grounds	\$223.00	\$264.00	\$1,603.50
38	Trees	\$0.00	\$0.00	\$0.00
39	Pest control	\$284.04	-	\$1,499.04
40	Lift Station	\$1,410.00	\$280.00	\$6,703.50
41	Trash collection	\$573.68	\$307.71	\$3,400.00
42	Snow removal/junk haul (K Thornton)	-	-	\$2,405.00
43	Property maintenance	\$1,200.00	-	\$2,401.95
44	Roof & Gutter	-	-	\$1,581.50
45	Electric Repair	\$0.00	\$0.00	\$0.00
46	Exterior Maintenance	\$0.00	\$0.00	\$0.00
47	Plumbing Repair	-	-	\$2,652.92
48	Parking lot repairs	\$0.00	\$0.00	\$0.00
49	<u>TOTAL PROPERTY MAINTENANCE</u>	\$6,266.28	\$5,067.99	\$43,554.31

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	A	H	I	O
51	<u>UTILITIES</u>			
52	AT&T Elevator phone	\$1,100.90	-\$744.45	\$2,083.02
53	AEP	\$1,414.33	\$1,455.89	\$13,604.39
54	Water & Sewer	\$2,833.17	\$2,659.97	\$22,569.73
56	Alarm monitoring**	-	-	\$1,769.28
57	TOTAL UTILITIES	\$5,348.40	\$3,371.41	\$40,026.42
58				
59	<u>ADMINISTRATIVE</u>			
60	Federal Taxes	-	-	\$1,503.00
62	Insurance	-	\$8,542.50	\$26,209.50
63	Office Supplies	\$167.48	\$261.34	\$1,100.75
64	All Secured Services – bldg keys	-	-	\$152.88
65	Internet/Website	\$102.54	\$102.54	\$727.64
67	TOTAL ADMIN*	\$270.02	\$8,906.38	\$29,693.77
68				
69	<u>PROFESSIONAL SERVICES</u>			
70	Financial Mgmt firm	\$347.78	\$347.78	\$2,782.24
71	Administrative	\$10.78	\$10.78	\$263.31
72	Accounting	-	-	\$785.00
73	Printing and copies	\$8.60	\$5.30	\$94.60
74	Postage and delivery	\$11.18	\$13.26	\$120.58
75	Legal fees	\$55.00	\$165.00	\$330.00
77	TOTAL PROFESSIONAL SERVICES	\$433.34	\$542.12	\$4,375.73
78				
83	TRANSFER TO RESERVE	\$4,000.00	\$4,000.00	\$32,000.00
84				
85	<u>TOTAL OPERATING EXPENSES</u>	\$16,318.04	\$21,887.90	\$149,650.23
86				
87	Income	\$21,537.05	\$19,549.14	\$166,226.89
88	Expenses	\$16,318.04	\$21,887.90	\$149,650.23
89	NET PROFIT/LOSS - OPERATING	\$5,219.01	-\$2,338.76	\$16,576.66
90				
91	<u>INCOME - RESERVE</u>			
93	Transfer from Operating	\$4,000.00	\$4,000.00	\$32,000.00
94	Interest Income	\$561.94	\$578.27	\$4,464.25
99	<u>TOTAL RESERVE INCOME</u>	\$4,561.94	\$4,578.27	\$36,464.25
100				
101	<u>EXPENSES - RESERVE</u>			
102				
103	<u>CAPITAL PROP IMPROVMNTS</u>			
106	Lift Station			\$11,730.00
108	TOTAL CAP PROP IMPROVMNTS	\$0.00	\$0.00	\$0.00
109				
110	NET PROFIT/LOSS - RESERVE	\$4,561.94	\$4,578.27	\$36,464.25