

Operating Income & Expenses 25

	A	F	G	O
1	<u>CATEGORY</u>			
2				
3	<u>INCOME -OPERATING</u>	May-25	Jun-25	YTD
4				
5	Condo Fees	\$18,581.87	\$18,085.00	\$108,751.87
6	Late fees	\$125.00	\$50.00	\$650.00
7	Fines			\$0.00
8	Keys		\$75.00	\$75.00
9	Interest Income	\$0.63	\$0.44	\$3.45
10	Special Assessment income (if needed)			\$0.00
11	Reimbursement for Maintenance (Duct Cleaning)	\$68.13		\$253.13
12	Misc Income			\$0.00
16	<u>TOTAL OPERATING INCOME</u>	\$18,775.63	\$18,210.44	\$109,733.45
17				
18	<u>EXPENSES - OPERATING</u>			
19				
20	<u>PROPERTY MAINTENANCE</u>			
21	Building repairs	\$7,600.00	-	\$7,600.00
22	Bldg supplies (W Sam's receipts)	\$229.01	\$325.33	\$1,423.21
23	Cleaning/supplies (T Kellett)	-	\$900.00	\$3,450.00
24	Elev Maint/Repair	\$2,075.70	\$1,610.40	\$13,889.64
25	HVAC	\$0.00	\$0.00	\$0.00
26	Fire Equipment	-	-	\$1,980.25
27	Landscaping/grounds maintenance	\$2,601.50	\$903.56	\$3,505.06
28	General Grounds	\$262.50	\$357.00	\$1,971.00
29	Trees	\$0.00	\$0.00	
30	Pest control	-	-	\$543.06
31	Lift Station	-	-	\$1,054.11
32	Trash collection	\$402.70	\$465.48	\$2,804.63
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	
38	Plumbing Repair	\$830.00	\$7,952.79	\$8,782.79
39	Parking lot repairs	\$0.00	\$0.00	\$0.00
40	<u>TOTAL PROPERTY MAINTENANCE</u>	\$14,001.41	\$12,514.56	\$47,993.75
41				
42	<u>UTILITIES</u>			
43	AT&T Elevator phone	\$247.77	\$59.98	\$1,512.66
44	AEP	\$1,292.88	\$1,122.86	\$10,640.59
45	Water & Sewer	\$2,423.85	\$2,556.01	\$15,537.36
46	Cable	\$0.00	\$0.00	\$0.00
47	Alarm monitoring**	-	\$1,343.75	\$1,343.75
48	<u>TOTAL UTILITIES</u>	\$3,964.50	\$5,082.60	\$29,034.36

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	A	F	G	O
50	<u>ADMINISTRATIVE</u>			
51	Federal Taxes	-	-	\$1,381.00
52	Bank charges	\$0.00	\$0.00	\$0.00
53	Insurance	\$5,266.50	\$291.00	\$11,115.00
54	Office Supplies	\$0.00	\$133.83	\$133.83
55	All Secured Services – bldg keys	-	-	\$258.57
56	Internet/Website	\$59.99	\$89.99	\$389.94
57	Bad Debt	\$0.00	\$0.00	\$0.00
58	TOTAL ADMIN*	\$5,326.49	\$514.82	\$13,278.34
59				
60	<u>PROFESSIONAL SERVICES</u>			
61	Financial Mgmt firm	\$337.65	\$337.65	\$2,025.90
63	Accounting	\$400.00	-	\$650.00
64	Printing and copies	\$2.40	\$24.05	\$35.85
65	Postage and delivery	\$10.95	\$9.59	\$65.07
66	Legal fees	-	\$1,210.00	\$1,595.00
67	Other Professional Services	\$0.00	\$10.78	\$10.78
68	TOTAL PROFESSIONAL SERVICES	\$751.00	\$1,592.07	\$4,382.60
69				
70	<u>LOANS</u>			
72	TOTAL LOAN PAYMENTS	\$0.00	\$0.00	\$0.00
73				
74	TRANSFER TO RESERVE	\$4,000.00	\$4,000.00	\$24,000.00
75				
76	<u>TOTAL OPERATING EXPENSES</u>	\$28,043.40	\$23,704.05	\$118,689.05
77				
78	Income	\$18,775.63	\$18,210.44	\$109,733.45
79	Expenses	\$28,043.40	\$23,704.05	\$118,689.05
80	NET PROFIT/LOSS - OPERATING	-\$9,267.77	-\$5,493.61	-\$8,955.60
81				
82	<u>INCOME - RESERVE</u>			
83				
84	Transfer from Operating	\$4,000.00	\$4,000.00	\$24,000.00
85	Interest Income	\$526.73	\$518.56	\$3,100.74
90	<u>TOTAL RESERVE INCOME</u>	\$4,526.73	\$4,518.56	\$27,100.74
91				
92	<u>EXPENSES - RESERVE</u>			
93				
94	<u>CAPITAL PROP IMPROVMNTS</u>			
95	Fire Equipment			\$0.00
96	Maintenance			\$0.00
97	TOTAL CAP PROP IMPROVMNTS	\$0.00	\$0.00	\$0.00
98				
99	NET PROFIT/LOSS - RESERVE	\$4,526.73	\$4,518.56	\$27,100.74