

Operating Income & Expenses 26

	A	B	N	O
1	CATEGORY	MONTH		YTD
2		Jan-26		
3	<u>INCOME -OPERATING</u>			
4				
5	Condo Fees	\$20,340.00		\$20,340.00
6	Late fees	\$175.00		\$175.00
7	Fines			\$0.00
8	Keys			\$0.00
9	Interest Income	\$0.35		\$0.35
10	Special Assessment income (if needed)			\$0.00
11	Reimbursement for Maintenance (Duct Cleaning)			\$0.00
12	Misc Income	\$62.00		\$62.00
13	Administrative Fee			\$0.00
14	Returned Payment Fee			\$0.00
15	Credit Reimbursement Fee	\$15.00		
16	Attorney Fees Collected			\$0.00
17	<u>TOTAL OPERATING INCOME</u>	\$20,592.35		\$20,592.35
18				
19	<u>EXPENSES - OPERATING</u>			
20				
21	<u>PROPERTY MAINTENANCE</u>			
22	Building repairs	\$0.00		\$0.00
23	Bldg supplies (W Sam's receipts)	\$477.25		\$477.25
24	Cleaning/supplies (T Kellett)	\$350.00		\$350.00
25	Elev Maint/Repair	\$0.00		\$0.00
26	HVAC	\$0.00		\$0.00
27	Fire Equipment	\$543.00		\$543.00
28	Landscaping/grounds maintenance	\$0.00		\$0.00
29	General Grounds	\$195.50		\$195.50
30	Trees	\$0.00		\$0.00
31	Pest control	\$930.96		\$930.96
32	Lift Station	\$0.00		\$0.00
33	Trash collection	\$525.17		\$525.17
34	Snow removal/junk haul (K Thornton)	\$1,145.00		\$1,145.00
35	Property maintenance	\$426.95		\$426.95
39	Plumbing Repair	\$2,652.92		\$2,652.92
40	Parking lot repairs	\$0.00		\$0.00
41	<u>TOTAL PROPERTY MAINTENANCE</u>	\$7,246.75		\$7,246.75
42				
43	<u>UTILITIES</u>			
44	AT&T Elevator phone	\$367.31		\$367.31
45	AEP	\$2,069.90		\$2,069.90
46	Water & Sewer	\$2,786.84		\$2,786.84
49	<u>TOTAL UTILITIES</u>	\$5,224.05		\$5,224.05

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	A	B	N	O
51	<u>ADMINISTRATIVE</u>			
52	Federal Taxes	\$0.00		\$0.00
53	Bank charges	\$0.00		\$0.00
54	Insurance	\$0.00		\$0.00
55	Office Supplies	\$0.00		\$0.00
56	All Secured Services – bldg keys	\$0.00		\$0.00
57	Internet/Website	\$89.99		\$89.99
58	Bad Debt	\$0.00		\$0.00
59	TOTAL ADMIN*	\$89.99		\$89.99
60				
61	<u>PROFESSIONAL SERVICES</u>			
62	Financial Mgmt firm	\$347.78		\$347.78
65	Printing and copies	\$58.55		\$58.55
66	Postage and delivery	\$53.04		\$53.04
67	Legal fees	\$110.00		\$110.00
69	TOTAL PROFESSIONAL SERVICES	\$569.37		\$569.37
70				
71	<u>LOANS</u>			
72	Parking lot (\$1000/mo)	\$0.00		\$0.00
73	TOTAL LOAN PAYMENTS	\$0.00		\$0.00
74				
75	TRANSFER TO RESERVE	\$4,000.00		\$4,000.00
76				
77	<u>TOTAL OPERATING EXPENSES</u>	\$17,130.16		\$17,130.16
78				
79	Income	\$20,592.35		\$20,592.35
80	Expenses	\$17,130.16		\$17,130.16
81	NET PROFIT/LOSS - OPERATING	\$3,462.19		\$3,462.19
82				
83	<u>INCOME - RESERVE</u>			
84				
85	Transfer from Operating	\$4,000.00		\$4,000.00
86	Interest Income	\$696.78		\$696.78
91	<u>TOTAL RESERVE INCOME</u>	\$4,696.78	\$0.00	\$4,696.78
92				
93	<u>EXPENSES - RESERVE</u>			
94				
95	<u>CAPITAL PROP IMPROVMNTS</u>			
96	Fire Equipment			\$0.00
97	Maintenance			\$0.00
98	Lift Station	\$11,730.00		\$11,730.00
99	Asphalt & Concrete			\$0.00
100	TOTAL CAP PROP IMPROVMNTS	\$0.00		\$0.00
101				
102	NET PROFIT/LOSS - RESERVE	\$4,696.78	\$0.00	\$4,696.78