

Operating Income & Expenses 26

	A	B	C	O
1	CATEGORY	MONTH		YTD
2		Jan-26	Feb-26	
3	<u>INCOME -OPERATING</u>			
4				
5	Condo Fees	\$20,340.00	\$20,770.00	\$41,110.00
6	Late fees	\$175.00	\$250.00	\$425.00
7	Fines			\$0.00
8	Keys		\$25.00	\$25.00
9	Interest Income	\$0.35	\$0.34	\$0.69
12	Misc Income	\$62.00	\$48.00	\$110.00
16	Credit Reimbursement Fee	\$15.00	-\$15.00	\$0.00
17	Paper Statement Income		\$15.00	\$15.00
25	<u>TOTAL OPERATING INCOME</u>	\$20,592.35	\$21,093.34	\$41,685.69
26				
27	<u>EXPENSES - OPERATING</u>			
28				
29	<u>PROPERTY MAINTENANCE</u>			
30	Building repairs	\$0.00	\$0.00	\$0.00
31	Bldg supplies (W Sam's receipts)	\$477.25	\$31.47	\$508.72
32	Cleaning/supplies (T Kellett)	\$350.00	\$525.00	\$875.00
33	Elev Maint/Repair	\$0.00	\$0.00	\$0.00
34	HVAC	\$0.00	\$0.00	\$0.00
35	Fire Equipment	\$543.00	-	\$543.00
36	Landscaping/grounds maintenance	\$0.00	\$0.00	\$0.00
37	General Grounds	\$195.50	\$308.00	\$503.50
38	Trees	\$0.00	\$0.00	\$0.00
39	Pest control	\$930.96	-	\$930.96
40	Lift Station	\$0.00	\$1,880.00	\$1,880.00
41	Trash collection	\$525.17	\$529.77	\$1,054.94
42	Snow removal/junk haul (K Thornton)	\$1,145.00	\$1,260.00	\$2,405.00
43	Property maintenance	\$426.95	-	\$426.95
44	Roof & Gutter	\$0.00	\$581.50	\$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	-	\$2,652.92
49	<u>TOTAL PROPERTY MAINTENANCE</u>	\$7,246.75	\$5,115.74	\$12,362.49
50				
51	<u>UTILITIES</u>			
52	AT&T Elevator phone	\$367.31	\$89.99	\$457.30
53	AEP	\$2,069.90	\$2,063.85	\$4,133.75
54	Water & Sewer	\$2,786.84	\$2,628.13	\$5,414.97
55	Cable	\$0.00	\$0.00	\$0.00
56	Alarm monitoring**	\$0.00	\$0.00	\$0.00
57	<u>TOTAL UTILITIES</u>	\$5,224.05	\$4,781.97	\$10,006.02

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	A	B	C	O
59	<u>ADMINISTRATIVE</u>			
60	Federal Taxes	\$0.00	\$0.00	\$0.00
62	Insurance	\$0.00	\$0.00	\$0.00
64	All Secured Services – bldg keys	\$0.00	\$0.00	\$0.00
65	Internet/Website	\$89.99	\$22.55	\$112.54
67	TOTAL ADMIN*	\$89.99	\$22.55	\$112.54
68				
69	<u>PROFESSIONAL SERVICES</u>			
70	Financial Mgmt firm	\$347.78	\$347.78	\$695.56
72	Accounting	\$0.00	\$0.00	\$0.00
73	Printing and copies	\$58.55	\$2.35	\$60.90
74	Postage and delivery	\$53.04	\$10.92	\$63.96
75	Legal fees	\$110.00	-	\$110.00
77	TOTAL PROFESSIONAL SERVICES	\$569.37	\$361.05	\$930.42
78				
79	<u>LOANS</u>			
80	Parking lot (\$1000/mo)	\$0.00	\$0.00	\$0.00
81	TOTAL LOAN PAYMENTS	\$0.00	\$0.00	\$0.00
82				
83	TRANSFER TO RESERVE	\$4,000.00	\$4,000.00	\$8,000.00
84				
85	<u>TOTAL OPERATING EXPENSES</u>	\$17,130.16	\$14,281.31	\$31,411.47
86				
87	Income	\$20,592.35	\$21,093.34	\$41,685.69
88	Expenses	\$17,130.16	\$14,281.31	\$31,411.47
89	NET PROFIT/LOSS - OPERATING	\$3,462.19	\$6,812.03	\$10,274.22
90				
91	<u>INCOME - RESERVE</u>			
92				
93	Transfer from Operating	\$4,000.00	\$4,000.00	\$8,000.00
94	Interest Income	\$696.78	\$485.08	\$1,181.86
95	Special Assessment income (if needed)			\$0.00
96	Reimbursement for Security			\$0.00
97	Insurance Claim			\$0.00
98	Misc Income			\$0.00
99	<u>TOTAL RESERVE INCOME</u>	\$4,696.78	\$4,485.08	\$9,181.86
100				
101	<u>EXPENSES - RESERVE</u>			
102				
103	<u>CAPITAL PROP IMPROVMNTS</u>			
106	Lift Station	\$11,730.00		\$11,730.00
108	TOTAL CAP PROP IMPROVMNTS	\$0.00	\$0.00	\$0.00
109				
110	NET PROFIT/LOSS - RESERVE	\$4,696.78	\$4,485.08	\$9,181.86