

Operating Income & Expenses 25

	A	I	J	O
2	CATEGORY	Aug-25	Sep-25	YTD
3	<u>INCOME -OPERATING</u>			
4				
5	Condo Fees	\$18,035.00	\$18,035.00	\$162,881.87
6	Late fees	\$25.00	\$50.00	\$775.00
7	Fines			\$0.00
8	Keys			\$75.00
9	Interest Income	\$0.35	\$0.27	\$4.47
10	Special Assessment income (if needed)			\$0.00
11	Reimbursement for Maintenance (Duct Cleaning)			\$253.13
13	Administrative Fee			\$0.00
14	Returned Payment Fee			
15	Attorney Fees Collected			\$0.00
16	<u>TOTAL OPERATING INCOME</u>	\$18,060.35	\$18,085.27	\$163,989.47
17				
18	<u>EXPENSES - OPERATING</u>			
19				
20	<u>PROPERTY MAINTENANCE</u>			
21	Building repairs	-	-	\$7,600.00
22	Bldg supplies (W Sam's receipts)	\$1,001.42	\$558.42	\$3,245.01
23	Cleaning/supplies (T Kellett)	\$1,200.00	-	\$7,671.56
24	Elev Maint/Repair	-	\$1,610.40	\$15,500.04
25	HVAC	\$0.00	\$0.00	\$0.00
26	Fire Equipment	-	\$994.00	\$2,974.25
27	Landscaping/grounds maintenance	\$1,012.18	\$774.00	\$6,065.24
28	General Grounds	\$304.50	\$126.00	\$1,971.00
29	Trees	\$0.00	\$0.00	
30	Pest control	-	-	\$827.10
31	Lift Station	\$2,790.00	\$1,085.50	\$4,929.61
32	Trash collection	\$474.68	\$472.38	\$4,226.09
33	Snow removal/junk haul (K Thornton)	-	-	\$990.00
34	Property maintenance	\$0.00	\$0.00	\$0.00
35	Roof & Gutter	\$1,341.50	\$435.78	\$1,777.28
36	Electric Repair	-	-	
38	Plumbing Repair	-	-	\$8,782.79
39	Parking lot repairs	\$0.00	\$0.00	\$0.00
40	<u>TOTAL PROPERTY MAINTENANCE</u>	\$8,124.28	\$6,056.48	\$67,695.85
41				
42	<u>UTILITIES</u>			
43	AT&T Elevator phone	\$59.98	\$267.74	\$2,315.90
44	AEP	\$1,345.13	\$1,372.65	\$14,591.43
45	Water & Sewer	\$4,191.79	\$3,389.54	\$26,306.00
47	Alarm monitoring**	-	-	\$1,343.75
48	<u>TOTAL UTILITIES</u>	\$5,596.90	\$5,029.93	\$44,557.08

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	A	I	J	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	\$16,672.50
54	Office Supplies	-	\$101.39	\$253.01
55	All Secured Services – bldg keys	-	-	\$258.57
56	Internet/Website	\$89.99	\$89.99	\$659.91
57	Bad Debt	\$0.00	\$0.00	\$0.00
58	TOTAL ADMIN*	\$5,356.49	\$482.38	\$19,224.99
59				
60	<u>PROFESSIONAL SERVICES</u>			
61	Financial Mgmt firm	\$337.65	\$347.78	\$3,048.98
62	Administrative	\$0.00	\$0.00	\$0.00
63	Accounting	-	-	\$650.00
64	Printing and copies	\$5.90	\$16.90	\$180.70
65	Postage and delivery	\$7.37	\$12.53	\$98.71
66	Legal fees	-	-	\$2,090.00
67	Other Professional Services	-	-	\$21.56
68	TOTAL PROFESSIONAL SERVICES	\$350.92	\$377.21	\$6,089.95
69				
70	<u>LOANS</u>			
72	TOTAL LOAN PAYMENTS	\$0.00	\$0.00	\$0.00
73				
74	TRANSFER TO RESERVE	\$6,766.61	\$4,000.00	\$38,766.61
75				
76	<u>TOTAL OPERATING EXPENSES</u>	\$26,195.20	\$15,946.00	\$176,334.48
77				
78	Income	\$18,060.35	\$18,085.27	\$163,989.47
79	Expenses	\$26,195.20	\$15,946.00	\$176,334.48
80	NET PROFIT/LOSS - OPERATING	-\$8,134.85	\$2,139.27	-\$12,345.01
81				
82	<u>INCOME - RESERVE</u>			
83				
84	Transfer from Operating	\$6,766.61	\$4,000.00	\$38,766.61
85	Interest Income	\$561.81	\$530.05	\$4,738.68
90	<u>TOTAL RESERVE INCOME</u>	\$7,328.42	\$4,530.05	\$43,505.29
91				
92	<u>EXPENSES - RESERVE</u>			
93				
94	<u>CAPITAL PROP IMPROVMNTS</u>			
97	Lift Station		\$16,580.77	\$16,580.77
98	TOTAL CAP PROP IMPROVMNTS	\$0.00	\$16,580.77	\$16,580.77
99				
100	NET PROFIT/LOSS - RESERVE	\$7,328.42	-\$12,050.72	\$26,924.52