

Operating Income & Expenses 25

	A	H	I	O
1	<b>CATEGORY</b>	<b>Jul-25</b>	<b>Aug-25</b>	<b>YTD</b>
2	<b><u>INCOME -OPERATING</u></b>			
3				
4	Condo Fees	\$18,060.00	\$18,035.00	\$144,846.87
5	Late fees	\$50.00	\$25.00	\$725.00
6	Fines			\$0.00
7	Keys			\$75.00
8	Interest Income	\$0.40	\$0.35	\$4.20
9	Special Assessment income (if needed)			\$0.00
10	Reimbursement for Maintenance (Duct Cleaning)			\$253.13
11	Misc Income			\$0.00
12	Administrative Fee			\$0.00
13	Returned Payment Fee			
14	Attorney Fees Collected			\$0.00
15	<b><u>TOTAL OPERATING INCOME</u></b>	<b>\$18,110.40</b>	<b>\$18,060.35</b>	<b>\$145,904.20</b>
16				
17	<b><u>EXPENSES - OPERATING</u></b>			
18				
19	<b><u>PROPERTY MAINTENANCE</u></b>			
20	Building repairs	-	-	\$7,600.00
21	Bldg supplies (W Sam's receipts)	\$261.96	\$1,001.42	\$2,686.59
22	Cleaning/supplies (T Kellett)	\$3,021.56	\$1,200.00	\$7,671.56
23	Elev Maint/Repair	-	-	\$13,889.64
24	HVAC	\$0.00	\$0.00	\$0.00
25	Fire Equipment	-	-	\$1,980.25
26	Landscaping/grounds maintenance	\$774.00	\$1,012.18	\$5,291.24
27	General Grounds	\$452.25	\$304.50	\$1,971.00
28	Trees	\$0.00	\$0.00	
29	Pest control	\$284.04	-	\$827.10
30	Lift Station	-	\$2,790.00	\$3,844.11
31	Trash collection	\$474.40	\$474.68	\$3,753.71
32	Snow removal/junk haul (K Thornton)	-	-	\$990.00
34	Roof & Gutter	\$0.00	\$1,341.50	\$1,341.50
35	Electric Repair	\$253.13	-	
37	Plumbing Repair	-	-	\$8,782.79
38	Parking lot repairs	\$0.00	\$0.00	\$0.00
39	<b><u>TOTAL PROPERTY MAINTENANCE</u></b>	<b>\$5,521.34</b>	<b>\$8,124.28</b>	<b>\$61,639.37</b>
40				
41	<b><u>UTILITIES</u></b>			
42	AT&T Elevator phone	\$475.52	\$59.98	\$2,048.16
43	AEP	\$1,233.06	\$1,345.13	\$13,218.78
44	Water & Sewer	\$3,187.31	\$4,191.79	\$22,916.46
46	Alarm monitoring**		-	\$1,343.75
47	<b><u>TOTAL UTILITIES</u></b>	<b>\$4,895.89</b>	<b>\$5,596.90</b>	<b>\$39,527.15</b>

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	A	H	I	O
49	<b><u>ADMINISTRATIVE</u></b>			
50	Federal Taxes	-	-	\$1,381.00
51	Bank charges	\$0.00	\$0.00	\$0.00
52	Insurance	-	\$5,266.50	\$16,381.50
53	Office Supplies	\$17.79	-	\$151.62
54	All Secured Services – bldg keys	-	-	\$258.57
55	Internet/Website	\$89.99	\$89.99	\$569.92
56	Bad Debt	\$0.00	\$0.00	\$0.00
57	<b>TOTAL ADMIN*</b>	<b>\$107.78</b>	<b>\$5,356.49</b>	<b>\$18,742.61</b>
58				
59	<b><u>PROFESSIONAL SERVICES</u></b>			
60	Financial Mgmt firm	\$337.65	\$337.65	\$2,701.20
61	Administrative	\$0.00	\$0.00	\$0.00
62	Accounting	-	-	\$650.00
63	Printing and copies	\$122.05	\$5.90	\$163.80
64	Postage and delivery	\$13.74	\$7.37	\$86.18
65	Legal fees	\$495.00	-	\$2,090.00
66	Other Professional Services	\$10.78	-	\$21.56
67	<b>TOTAL PROFESSIONAL SERVICES</b>	<b>\$979.22</b>	<b>\$350.92</b>	<b>\$5,712.74</b>
68				
69	<b><u>LOANS</u></b>			
71	<b>TOTAL LOAN PAYMENTS</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
72				
73	<b>TRANSFER TO RESERVE</b>	\$4,000.00	\$6,766.61	\$34,766.61
74				
75	<b><u>TOTAL OPERATING EXPENSES</u></b>	<b>\$15,504.23</b>	<b>\$26,195.20</b>	<b>\$160,388.48</b>
76				
77	<b>Income</b>	\$18,110.40	\$18,060.35	\$145,904.20
78	<b>Expenses</b>	\$15,504.23	\$26,195.20	\$160,388.48
79	<b>NET PROFIT/LOSS - OPERATING</b>	<b>\$2,606.17</b>	<b>-\$8,134.85</b>	<b>-\$14,484.28</b>
80				
81	<b><u>INCOME - RESERVE</u></b>			
82				
83	Transfer from Operating	\$4,000.00	\$6,766.61	\$34,766.61
84	Interest Income	\$546.08	\$561.81	\$4,208.63
89	<b><u>TOTAL RESERVE INCOME</u></b>	<b>\$4,546.08</b>	<b>\$7,328.42</b>	<b>\$38,975.24</b>
90				
91	<b><u>EXPENSES - RESERVE</u></b>			
92				
93	<b><u>CAPITAL PROP IMPROVMNTS</u></b>			
96	<b>TOTAL CAP PROP IMPROVMNTS</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
97				
98	<b>NET PROFIT/LOSS - RESERVE</b>	<b>\$4,546.08</b>	<b>\$7,328.42</b>	<b>\$38,975.24</b>