

Operating Income & Expenses 24

	A	E	F	G
1	<u>CATEGORY</u>			YTD
2		Apr-25	May-25	
3	<u>INCOME -OPERATING</u>			
4				
5	Condo Fees	\$17,840.00	\$18,581.87	\$90,666.87
6	Late fees	\$75.00	\$125.00	\$600.00
7	Fines			\$0.00
8	Keys			\$0.00
9	Interest Income	\$0.58	\$0.63	\$3.01
10	Special Assessment income (if needed)			\$0.00
11	Reimbursement for Maintenance (eg, Duct Cleaning)	\$185.00	\$68.13	\$253.13
13	Administrative Fee			\$0.00
14	Returned Payment Fee			\$0.00
15	Attorney Fees Collected			\$0.00
16	<u>TOTAL OPERATING INCOME</u>	\$18,100.58	\$18,775.63	\$91,523.01
17				
18	<u>EXPENSES - OPERATING</u>			
19				
20	<u>PROPERTY MAINTENANCE</u>			
21	Building repairs	\$0.00	\$7,600.00	\$7,600.00
22	Bldg supplies (W Sam's receipts)	\$160.83	\$229.01	\$1,097.88
23	Cleaning/supplies	\$1,350.00 -		\$2,550.00
24	Elev Maint/Repair	\$0.00	\$2,075.70	\$12,279.24
25	Fire Equipment	\$0.00	\$0.00	\$1,980.25
26	Landscaping/grounds maintenance	\$0.00	\$2,601.50	\$2,601.50
27	General Grounds	\$241.50	\$262.50	\$1,614.00
29	Pest control	\$272.16 -		\$543.06
30	Lift Station	-	-	\$1,054.11
31	Trash collection	\$530.57	\$402.70	\$2,339.15
32	Snow removal/junk haul (K Thornton)	\$0.00	\$0.00	\$990.00
37	Plumbing Repair	\$0.00	\$830.00	\$830.00
39	<u>TOTAL PROPERTY MAINTENANCE</u>	\$2,555.06	\$14,001.41	\$35,479.19

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41	<u>UTILITIES</u>			
42	AT&T Elevator phone	\$247.79	\$247.77	\$1,452.68
43	AEP	\$1,774.42	\$1,292.88	\$9,517.73
44	Water & Sewer	\$2,704.69	\$2,423.85	\$12,981.35
47	TOTAL UTILITIES	\$4,726.90	\$3,964.50	\$23,951.76
48				
49	<u>ADMINISTRATIVE</u>			
50	Federal Taxes	\$1,381.00	\$0.00	\$1,381.00
52	Insurance	\$0.00	\$5,266.50	\$10,824.00
54	All Secured Services – bldg keys	\$0.00	\$0.00	\$258.57
55	Internet/Website	\$59.99	\$59.99	\$299.95
57	TOTAL ADMIN*	\$1,440.99	\$5,326.49	\$12,763.52
58				
59	<u>PROFESSIONAL SERVICES</u>			
60	Financial Mgmt firm	\$337.65	\$337.65	\$1,688.25
62	Accounting	\$250.00	\$400.00	\$650.00
63	Printing and copies	\$1.85	\$2.40	\$11.80
64	Postage and delivery	\$8.03	\$10.95	\$55.48
65	Legal fees	\$165.00	\$0.00	\$385.00
66	TOTAL PROFESSIONAL SERVICES	\$762.53	\$751.00	\$2,790.53
68	TRANSFER TO RESERVE	\$4,000.00	\$4,000.00	\$20,000.00
70	<u>TOTAL OPERATING EXPENSES</u>	\$13,485.48	\$28,043.40	\$94,985.00
71				
72	Income	\$18,100.58	\$18,775.63	\$91,523.01
73	Expenses	\$13,485.48	\$28,043.40	\$94,985.00
74	NET PROFIT/LOSS - OPERATING	<u>\$4,615.10</u>	<u>-\$9,267.77</u>	<u>-\$3,461.99</u>
76	<u>INCOME - RESERVE</u>			
78	Transfer from Operating	\$4,000.00	\$4,000.00	\$20,000.00
79	Interest Income	\$507.35	\$526.73	\$2,582.18
81	<u>TOTAL RESERVE INCOME</u>	\$4,507.35	\$4,526.73	\$22,582.18
83	<u>EXPENSES - RESERVE</u>			
87	NET PROFIT/LOSS - RESERVE	\$4,507.35	\$4,526.73	\$22,582.18