

Operating Income & Expenses 25

	A	J	K	O
2	<u>CATEGORY</u>	Sep-25	Oct-25	YTD
3	<u>INCOME -OPERATING</u>			
4				
5	Condo Fees	\$18,035.00	\$18,220.00	\$181,101.87
6	Late fees	\$50.00	\$75.00	\$850.00
7	Fines			\$0.00
8	Keys			\$75.00
9	Interest Income	\$0.27	\$0.34	\$4.81
10	Special Assessment income (if needed)			\$0.00
11	Reimbursement for Maintenance (Duct Cleaning)		\$130.00	\$383.13
13	Administrative Fee			\$0.00
14	Returned Payment Fee		\$10.00	
15	Attorney Fees Collected			\$0.00
16	<u>TOTAL OPERATING INCOME</u>	\$18,085.27	\$18,435.34	\$182,424.81
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)	\$558.42	\$646.07	\$3,891.08
23	Cleaning/supplies (T Kellett)	-	\$1,575.00	\$9,246.56
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	\$774.00	\$193.50	\$6,258.74
28	General Grounds	\$126.00	\$252.00	\$1,971.00
29	Trees	\$0.00	\$0.00	
30	Pest control	-	\$284.04	\$1,111.14
31	Lift Station	\$1,085.50	-	\$4,929.61
32	Trash collection	\$472.38	\$473.15	\$4,699.24
33	Snow removal/junk haul (K Thornton)	-	-	\$990.00
34	Property maintenance	\$0.00	\$1,565.54	\$1,565.54
35	Roof & Gutter	\$435.78	\$435.78	\$2,213.06
38	Plumbing Repair	-	-	\$8,782.79
39	Parking lot repairs	\$0.00	\$0.00	\$0.00
40	<u>TOTAL PROPERTY MAINTENANCE</u>	\$6,056.48	\$5,425.08	\$73,120.93
41				
42	<u>UTILITIES</u>			
43	AT&T Elevator phone	\$267.74	\$476.41	\$2,792.31
44	AEP	\$1,372.65	\$1,342.85	\$15,934.28
45	Water & Sewer	\$3,389.54	\$4,051.80	\$30,357.80
46	Cable	\$0.00	\$0.00	\$0.00
47	Alarm monitoring**	-		\$1,343.75
48	<u>TOTAL UTILITIES</u>	\$5,029.93	\$5,871.06	\$50,428.14

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	A	J	K	O
50	<u>ADMINISTRATIVE</u>			
51	Federal Taxes	-	-	\$1,381.00
52	Bank charges	\$0.00	\$19.00	\$19.00
53	Insurance	\$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	\$749.90
57	Bad Debt	\$0.00	\$0.00	\$0.00
58	TOTAL ADMIN*	\$482.38	\$108.99	\$19,333.98
59				
60	<u>PROFESSIONAL SERVICES</u>			
61	Financial Mgmt firm	\$347.78	\$347.78	\$3,396.76
63	Accounting	-	-	\$650.00
64	Printing and copies	\$16.90	\$8.60	\$189.30
65	Postage and delivery	\$12.53	\$9.51	\$108.22
66	Legal fees	-	\$220.00	\$2,310.00
67	Other Professional Services	-	-	\$21.56
68	TOTAL PROFESSIONAL SERVICES	\$377.21	\$585.89	\$6,675.84
69				
70	<u>LOANS</u>			
72	TOTAL LOAN PAYMENTS	\$0.00	\$0.00	\$0.00
73				
74	TRANSFER TO RESERVE	\$4,000.00	\$4,000.00	\$42,766.61
75				
76	<u>TOTAL OPERATING EXPENSES</u>	\$15,946.00	\$15,991.02	\$192,325.50
77				
78	Income	\$18,085.27	\$18,435.34	\$182,424.81
79	Expenses	\$15,946.00	\$15,991.02	\$192,325.50
80	NET PROFIT/LOSS - OPERATING	\$2,139.27	\$2,444.32	-\$9,900.69
81				
82	<u>INCOME - RESERVE</u>			
83				
84	Transfer from Operating	\$4,000.00	\$4,000.00	\$42,766.61
85	Interest Income	\$530.05	\$548.79	\$5,287.47
90	<u>TOTAL RESERVE INCOME</u>	\$4,530.05	\$4,548.79	\$48,054.08
91				
92	<u>EXPENSES - RESERVE</u>			
93				
94	<u>CAPITAL PROP IMPROVMNTS</u>			
97	Lift Station	\$16,580.77		\$16,580.77
98	Asphalt & Concrete		\$4,280.00	\$4,280.00
99	TOTAL CAP PROP IMPROVMNTS	\$0.00	\$4,280.00	\$20,860.77
100				
101	NET PROFIT/LOSS - RESERVE	\$4,530.05	\$268.79	\$27,193.31