	A	G	H	O
3	***INCOME -OPERATING***	**Jun-26**	**Jul-26**	**YTD**
4				
5	Condo Fees	$21,185.00	$20,761.50	$144,663.13
6	Late fees	$275.00	$75.00	$1,375.00
7	Fines		$625.00	$625.00
8	Keys			$0.00
9	Interest Income	$0.35	$0.55	$2.75
15	Reimburse for Maintenance			-$253.13
16	Credit Reimbursement Fee			$0.00
17	Paper Statement Income	-$10.00	-$5.00	$60.00
18	ARC Application Income			$0.00
19	Pool, Parking, Key Fob Income	-$10.00	$25.00	$40.00
20	Owner Address Research Income	-$15.00	$5.00	$15.00
21	Lease Maintenance Income	$100.00	$50.00	$150.00
25	**TOTAL OPERATING INCOME**	**$21,525.35**	**$21,537.05**	**$146,677.75**
26				
27	***EXPENSES - OPERATING***			
28				
29	*PROPERTY MAINTENANCE*			
30	Building repairs	$0.00	$0.00	$0.00
31	Bldg supplies (W Sam's receipts)	$136.08	$82.60	$1,126.46
32	Cleaning/supplies (T Kellett)	-	$1,400.00	$5,250.00
33	Elev Maint/Repair	$1,677.06	-	$4,054.12
34	HVAC	$0.00	$0.00	$0.00
35	Fire Equipment	-	-	$543.00
36	Landscaping/grounds maintenance	$790.56	$1,092.96	$5,630.04
37	General Grounds	$330.00	$223.00	$1,603.50
38	Trees	$0.00	$0.00	$0.00
39	Pest control	-	$284.04	$1,499.04
40	Lift Station	$280.00	$1,410.00	$6,423.50
41	Trash collection	$310.17	$573.68	$3,092.29
42	Snow removal/junk haul (K Thornton)	-	-	$2,405.00
43	Property maintenance	$250.00	$1,200.00	$2,401.95
44	Roof & Gutter	-	-	$1,581.50
46	Exterior Maintenance	$0.00	$0.00	$0.00
47	Plumbing Repair	-	-	$2,652.92
49	**TOTAL PROPERTY MAINTENANCE**	**$3,773.87**	**$6,266.28**	**$38,486.32**
50				
51	*UTILITIES*			
52	AT&T Elevator phone	$224.80	$1,100.90	$2,827.47
53	AEP	$1,265.51	$1,414.33	$12,148.50
54	Water & Sewer	$3,529.37	$2,833.17	$19,909.76
56	Alarm monitoring**	-	-	$1,769.28
57	**TOTAL UTILITIES**	**$5,019.68**	**$5,348.40**	**$36,655.01**

	A	G	H	O
59	*ADMINISTRATIVE*			
60	Federal Taxes	-	-	$1,503.00
61	Bank charges	$0.00	$0.00	$0.00
62	Insurance	$291.00	-	$17,667.00
63	Office Supplies	$214.60	$167.48	$839.41
64	All Secured Services – bldg keys	$44.88	-	$152.88
65	Internet/Website	$195.00	$102.54	$625.10
66	Bad Debt	$0.00	$0.00	$0.00
67	**TOTAL ADMIN***	**$745.48**	**$270.02**	**$20,787.39**
68				
69	*PROFESSIONAL SERVICES*			
70	Financial Mgmt firm	$347.78	$347.78	$2,434.46
71	Administrative	$10.78	$10.78	$252.53
72	Accounting	-	-	$785.00
73	Printing and copies	$2.60	$8.60	$89.30
74	Postage and delivery	$7.02	$11.18	$107.32
75	Legal fees	-	$55.00	$165.00
76	Other Professional Services	$0.00	$0.00	$0.00
77	**TOTAL PROFESSIONAL SERVICES**	**$368.18**	**$433.34**	**$3,833.61**
78				
79	*LOANS*			
81	**TOTAL LOAN PAYMENTS**	**$0.00**	**$0.00**	**$0.00**
82				
83	**TRANSFER TO RESERVE**	$4,000.00	$4,000.00	$28,000.00
84				
85	**TOTAL OPERATING EXPENSES**	**$13,907.21**	**$16,318.04**	**$127,762.33**
86				
87	**Income**	$21,525.35	$21,537.05	$146,677.75
88	**Expenses**	$13,907.21	$16,318.04	$127,762.33
89	**NET PROFIT/LOSS - OPERATING**	**$7,618.14**	**$5,219.01**	**$18,915.42**
90				
91	***INCOME - RESERVE***			
92				
93	Transfer from Operating	$4,000.00	$400.00	$24,400.00
94	Interest Income	$534.42	$561.94	$3,885.98
99	**TOTAL RESERVE INCOME**	**$4,534.42**	**$961.94**	**$28,285.98**
100				
101	***EXPENSES - RESERVE***			
102				
103	*CAPITAL PROP IMPROVMNTS*			
106	Lift Station			$11,730.00
108	**TOTAL CAP PROP IMPROVMNTS**	**$0.00**	**$0.00**	**$0.00**
109				
110	**NET PROFIT/LOSS - RESERVE**	$4,534.42	$961.94	$28,285.98