

Operating Income & Expenses 26

	A	D	E	O
3	<b><u>INCOME -OPERATING</u></b>	<b>Mar-26</b>	<b>Apr-26</b>	<b>YTD</b>
5	Condo Fees	\$20,613.13	\$20,490.00	\$82,213.13
6	Late fees	\$225.00	\$200.00	\$850.00
9	Interest Income	\$0.31	\$0.37	\$1.37
15	Reimburse for Maintenance	-\$253.13		-\$253.13
17	Paper Statement Income	\$195.00	-\$135.00	\$75.00
19	Pool, Parking, Key Fob Income	\$15.00		\$15.00
25	<b><u>TOTAL OPERATING INCOME</u></b>	<b>\$20,660.31</b>	<b>\$20,555.37</b>	<b>\$82,901.37</b>
26				
27	<b><u>EXPENSES - OPERATING</u></b>			
29	<b><u>PROPERTY MAINTENANCE</u></b>			
31	Bldg supplies (W Sam's receipts)	\$249.82	\$149.24	\$907.78
32	Cleaning/supplies (T Kellett)	\$1,050.00	\$1,225.00	\$3,150.00
33	Elev Maint/Repair	\$1,677.06	-	\$1,677.06
35	Fire Equipment	-	-	\$543.00
37	General Grounds	\$264.00	\$154.00	\$921.50
39	Pest control	-	\$284.04	\$1,215.00
40	Lift Station	\$2,293.50	\$280.00	\$4,453.50
41	Trash collection	-	\$578.51	\$1,633.45
42	Snow removal/junk haul (K Thornton)	-	-	\$2,405.00
43	Property maintenance	-	-	\$426.95
44	Roof & Gutter	-	\$1,000.00	\$1,581.50
47	Plumbing Repair	-	-	\$2,652.92
49	<b><u>TOTAL PROPERTY MAINTENANCE</u></b>	<b>\$5,534.38</b>	<b>\$3,670.79</b>	<b>\$21,567.66</b>
50				
51	<b><u>UTILITIES</u></b>			
52	AT&T Elevator phone	\$624.68	\$317.29	\$1,399.27
53	AEP	\$2,400.11	\$1,515.12	\$8,048.98
54	Water & Sewer	\$2,843.10	\$2,916.62	\$11,174.69
55	Cable	\$0.00	\$0.00	\$0.00
56	Alarm monitoring**	\$0.00	\$0.00	\$0.00
57	<b><u>TOTAL UTILITIES</u></b>	<b>\$5,867.89</b>	<b>\$4,749.03</b>	<b>\$20,622.94</b>
58				
59	<b><u>ADMINISTRATIVE</u></b>			
60	Federal Taxes	\$0.00	\$1,503.00	\$1,503.00
61	Bank charges	\$0.00	\$0.00	\$0.00
62	Insurance	\$8,833.50	-	\$8,833.50
63	Office Supplies	\$0.00	\$407.67	\$407.67
64	All Secured Services – bldg keys	\$0.00	\$108.00	\$108.00
65	Internet/Website	\$102.52	\$102.50	\$317.56
66	Bad Debt	\$0.00	\$0.00	\$0.00
67	<b><u>TOTAL ADMIN*</u></b>	<b>\$8,936.02</b>	<b>\$2,121.17</b>	<b>\$11,169.73</b>
68				
69				

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	A	D	E	O
70	<b><u>PROFESSIONAL SERVICES</u></b>			
71	Financial Mgmt firm	\$347.78	\$347.78	\$1,391.12
72	Administrative	\$220.19	-	\$220.19
73	Accounting	\$250.00	-	\$250.00
74	Printing and copies	\$4.40	\$6.85	\$72.15
75	Postage and delivery	\$8.58	\$8.68	\$81.22
76	Legal fees	-	-	\$110.00
77	Other Professional Services	\$0.00	\$0.00	\$0.00
78	<b>TOTAL PROFESSIONAL SERVICES</b>	<b>\$830.95</b>	<b>\$363.31</b>	<b>\$2,124.68</b>
79				
80	<b><u>LOANS</u></b>			
81	Parking lot (\$1000/mo)			\$0.00
82	<b>TOTAL LOAN PAYMENTS</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
83				
84	<b>TRANSFER TO RESERVE</b>	\$4,000.00	\$4,000.00	\$16,000.00
85				
86	<b><u>TOTAL OPERATING EXPENSES</u></b>	<b>\$25,169.24</b>	<b>\$14,904.30</b>	<b>\$71,485.01</b>
87				
88	<b>Income</b>	\$20,660.31	\$20,555.37	\$82,901.37
89	<b>Expenses</b>	\$25,169.24	\$14,904.30	\$71,485.01
90	<b>NET PROFIT/LOSS - OPERATING</b>	<b>-\$4,508.93</b>	<b>\$5,651.07</b>	<b>\$11,416.36</b>
91				
92	<b><u>INCOME - RESERVE</u></b>			
93				
94	Transfer from Operating	\$4,000.00	\$4,000.00	\$16,000.00
95	Interest Income	\$535.24	\$526.71	\$2,243.81
96	Special Assessment income (if needed)			\$0.00
97	Reimbursement for Security			\$0.00
98	Insurance Claim			\$0.00
99	Misc Income			\$0.00
100	<b><u>TOTAL RESERVE INCOME</u></b>	<b>\$4,535.24</b>	<b>\$4,526.71</b>	<b>\$18,243.81</b>
101				
102	<b><u>EXPENSES - RESERVE</u></b>			
103				
104	<b><u>CAPITAL PROP IMPROVMNTS</u></b>			
105	Fire Equipment			\$0.00
106	Maintenance			\$0.00
107	Lift Station			\$11,730.00
108	Asphalt & Concrete			\$0.00
109	<b>TOTAL CAP PROP IMPROVMNTS</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
110				
111	<b>NET PROFIT/LOSS - RESERVE</b>	\$4,535.24	\$4,526.71	\$18,243.81