

Magnolia Valley Condominiums Inc.
Income and Expenses
January 1 to December 31, 2025

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Actual YTD	Budget	\$ over Budget	% of Budget
Income																
Association Fees	9,695.00	9,853.00	8,160.00	9,636.76	8,578.00	9,350.00	10,710.00	8,315.00					74,297.76	118,000.00	(43,702.24)	63.0%
Carpport Fees	105.00	105.00	95.00	120.00	100.00	105.00	135.00	95.00					860.00	1,440.00	(580.00)	59.7%
Late Fees	-	-	-	-	5.00	-	-	-					5.00	-	5.00	
Convenience fees	-	-	-	-	-	-	-	-					-	-	-	
Estoppel & Bank Application F	-	-	-	-	-	-	-	-					-	-	-	
Assessment Fees	940.00	782.00	3,573.00	860.00	666.00	685.00	860.00	744.00					9,110.00	-	9,110.00	
Interest	1.80	1.85	2.15	1.47	1.35	1.35	1.55	1.67					13.19	-	13.19	
Adjustments	-	-						2,585.00					2,585.00	-	2,585.00	
Total Income	\$ 10,741.80	\$ 10,741.85	\$ 11,830.15	\$ 10,618.23	\$ 9,350.35	\$ 10,141.35	\$ 11,706.55	\$ 11,740.67	\$ -	\$ -	\$ -	\$ -	\$ 86,870.95	\$ 119,440.00	\$ (32,569.05)	72.7%
Expense																
Landscaping	975.73	975.93	975.93	975.93	975.93	975.93	975.93	975.93					7,807.24	12,500.00	(4,692.76)	62.5%
Electricity	175.60	172.38	172.38	182.71	182.71	182.71	182.71	182.71					1,433.91	2,242.86	(808.95)	63.9%
Waste Removal	432.69	339.09	338.15	337.19	337.19	349.65	355.58	356.32					2,845.86	2,633.48	212.38	108.1%
Reclaimed Water	259.13	259.13	259.13	259.13	259.13	259.13	259.13	259.13					2,073.04	3,142.06	(1,069.02)	66.0%
Office Supplies	-	-	-	35.00	-	-	-	-					35.00	100.00	(65.00)	35.0%
Legal Expenses	339.41	523.00	1,150.00	1,666.00	550.00	500.00	60.00	702.33					5,490.74	7,000.00	(1,509.26)	78.4%
Building Insurance	-	503.00	19,472.61	3,252.09	3,250.09	3,254.09	3,250.08	3,250.08					36,232.04	62,000.00	(25,767.96)	58.4%
PO Box Rental, Web Mgt.	-	-	119.88	47.11	-	-	-	-					166.99	600.00	(433.01)	27.8%
State Fees/Division fees	128.00	-	61.25	-	-	-	-	-					189.25	200.00	(10.75)	94.6%
Annual Meeting/Social Event	-	-	-	20.00	-	-	-	-					20.00	100.00	(80.00)	20.0%
Roofing loan repayment	-	-	-	1,026.66	1,021.78	1,016.88	1,012.00	3,007.12					7,084.44			
Accounting/Bank Fees	-	127.50	-	45.34	-	-	-	-					172.84	200.00	(27.16)	86.4%
General Fund													2,908.49	15,000.00	(12,091.51)	19.4%
Maintenance/Repairs		1,000.00											1,000.00			
Misc Landscaping (pru	-				900.00								900.00			
Sprinkler Repair													-			
Roof Maintenance				850.00									850.00			
Misc Expenses	58.49		100.00										158.49			
Reserve/Capital Replacement F	985.00	985.00	985.00	4,958.75	985.00	985.00	985.00	985.00					11,853.75	12,000.00		
Insurance reserves	1,545.00	1,022.00	-	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00					10,067.00			
Carpport Reserves	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00					960.00	1,440.00		
Total Expenses	\$ 5,019.05	\$ 6,027.03	\$ 23,754.33	\$ 15,275.91	\$ 10,081.83	\$ 9,143.39	\$ 8,700.43	\$ 11,338.62	\$ -	\$ -	\$ -	\$ -	\$ 67,419.84	\$ 119,158.40	(51,738.56)	56.6%
Net Income	\$ 5,722.75	\$ 4,714.82	\$ (11,924.18)	\$ (4,657.68)	\$ (731.48)	\$ 997.96	\$ 3,006.12	\$ 402.05	\$ -	\$ -	\$ -	\$ -	\$ 19,451.11			