

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	9,010.00	11,220.00	8,026.00	9,350.00	111,903.76	118,000.00	(6,096.24)	94.8%
Carport Fees	105.00	105.00	95.00	120.00	100.00	105.00	135.00	95.00	110.00	135.00	90.00	105.00	1,300.00	1,440.00	(140.00)	90.3%
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	626.00	978.00	626.00	626.00	11,966.00	-	11,966.00	
Interest	1.80	1.85	2.15	1.47	1.35	1.35	1.55	1.67	1.61	1.71	1.87	2.06	20.44	-	20.44	
Adjustments	-	-						2,585.00	2,583.00	23,620.31	9,458.00	2,593.00	40,839.31	-	40,839.31	
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	\$ 12,330.61	\$ 35,955.02	\$ 18,201.87	\$ 12,676.06	\$ 166,034.51	\$ 119,440.00	\$ 46,594.51	139.0%
Expense																
Landscaping	975.73	975.93	975.93	975.93	975.93	975.93	975.93	975.93	975.93	975.93	975.93	975.93	11,710.96	12,500.00	(789.04)	93.7%
Electricity	175.60	172.38	172.38	182.71	182.71	182.71	182.71	182.71	182.78	182.84	182.82	182.82	2,165.17	2,242.86	(77.69)	96.5%
Waste Removal	432.69	339.09	338.15	337.19	337.19	349.65	355.58	356.32	356.07	355.34	353.86	393.56	4,304.69	2,633.48	1,671.21	163.5%
Reclaimed Water	259.13	259.13	259.13	259.13	259.13	259.13	259.13	259.13	259.13	259.13	249.14	269.50	3,109.94	3,142.06	(32.12)	99.0%
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	248.40	40.00	341.83	-	6,120.97	7,000.00	(879.03)	87.4%
Building Insurance	-	503.00	19,472.61	3,252.09	3,250.09	3,254.09	3,250.08	3,250.08	3,252.08	3,250.08	3,250.08	3,250.08	49,234.36	62,000.00	(12,765.64)	79.4%
PO Box Rental, Web Mgt.	-	-	119.88	47.11	-	-	-	-	-	-	-	192.00	358.99	600.00	(241.01)	59.8%
State Fees/Division fees	128.00	-	61.25	-	-	-	-	-	-	-	-	128.00	317.25	200.00	117.25	158.6%
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	952.52	4,947.88	841.10	836.96	14,662.90			
Accounting/Bank Fees	-	127.50	-	45.34	-	-	-	-	-	-	-	5.00	177.84	200.00	(22.16)	88.9%
General Fund																
Maintenance/Repairs		1,000.00						6,875.00	3,000.00	385.00	415.00		11,675.00	15,000.00	1,723.49	111.5%
Misc Landscaping (pru	-				900.00					740.00	2,400.00		4,040.00			
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	985.00	985.00	985.00	985.00	15,793.75	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	1,500.00	1,500.00	1,500.00	1,500.00	16,067.00			
Carport Reserves	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	1,440.00	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	\$ 15,706.91	\$ 16,356.20	\$ 11,584.76	\$ 9,253.85	\$ 110,381.56	\$ 119,158.40	(8,776.84)	92.6%
Net Income	\$ 5,722.75	\$ 4,714.82	\$ (11,924.18)	\$ (4,657.68)	\$ (731.48)	\$ 997.96	\$ 3,006.12	\$ 402.05	\$ (3,376.30)	\$ 19,598.82	\$ 6,617.11	\$ 3,422.21	\$ 55,652.95			