

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				83,307.76	118,000.00	(34,692.24)	70.6%
Carpport Fees	105.00	105.00	95.00	120.00	100.00	105.00	135.00	95.00	110.00				970.00	1,440.00	(470.00)	67.4%
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				9,736.00	-	9,736.00	
Interest	1.80	1.85	2.15	1.47	1.35	1.35	1.55	1.67	1.61				14.80	-	14.80	
Adjustments	-	-						2,585.00	2,583.00				5,168.00	-	5,168.00	
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	\$ 12,330.61	\$ -	\$ -	\$ -	\$ 99,201.56	\$ 119,440.00	\$ (20,238.44)	83.1%
Expense																
Landscaping	975.73	975.93	975.93	975.93	975.93	975.93	975.93	975.93	975.93				8,783.17	12,500.00	(3,716.83)	70.3%
Electricity	175.60	172.38	172.38	182.71	182.71	182.71	182.71	182.71	182.78				1,616.69	2,242.86	(626.17)	72.1%
Waste Removal	432.69	339.09	338.15	337.19	337.19	349.65	355.58	356.32	356.07				3,201.93	2,633.48	568.45	121.6%
Reclaimed Water	259.13	259.13	259.13	259.13	259.13	259.13	259.13	259.13	259.13				2,332.17	3,142.06	(809.89)	74.2%
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				5,739.14	7,000.00	(1,260.86)	82.0%
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				39,484.12	62,000.00	(22,515.88)	63.7%
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	952.52				8,036.96			
Accounting/Bank Fees	-	127.50	-	45.34	-	-	-	-	-				172.84	200.00	(27.16)	86.4%
General Fund													9,783.49	15,000.00	(5,216.51)	65.2%
Maintenance/Repairs		1,000.00							6,875.00				7,875.00			
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	985.00				12,838.75	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				11,567.00			
Carpport Reserves	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00				1,080.00	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	\$ -	\$ -	\$ -	\$ 80,641.75	\$ 119,158.40	(38,516.65)	67.7%
Net Inome	\$ 5,722.75	\$ 4,714.82	\$ (11,924.18)	\$ (4,657.68)	\$ (731.48)	\$ 997.96	\$ 3,006.12	\$ 402.05	\$ (3,376.30)	\$ -	\$ -	\$ -	\$ 18,559.81			