

Stone Creek Condo Assoc Inc 12 Month Trailing Income Statement

	Month Ending 08-31-2024	Month Ending 09-30-2024	Month Ending 10-31-2024	Month Ending 11-30-2024	Month Ending 12-31-2024	Month Ending 01-31-2025	Month Ending 02-28-2025	Month Ending 03-31-2025	Month Ending 04-30-2025	Month Ending 05-31-2025	Month Ending 06-30-2025	Month Ending 07-31-2025	Summary
Income													
Income													
45000.001 - Condo Monthly Assess- ments	54,956.49	54,956.49	54,956.49	54,956.49	54,956.49	60,078.52	60,078.52	60,078.52	60,078.52	60,078.52	60,078.52	60,078.52	695,332.09
45000.003 - Condo Special Assess- ments	0.00	0.00	0.00	934,196.15	0.00	0.00	0.00	7,260.34	0.00	0.00	0.00	0.00	941,456.49
Total Rental Income	54,956.49	54,956.49	54,956.49	989,152.64	54,956.49	60,078.52	60,078.52	67,338.86	60,078.52	60,078.52	60,078.52	60,078.52	1,636,788.58
Other Income													
45100.025 - Application Fees	0.00	0.00	0.00	0.00	649.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	649.00
45100.029 - Cable Television Charge	325.93	0.00	0.00	399.68	0.00	0.00	404.41	0.00	0.00	0.00	0.00	448.23	1,578.25
45100.060 - Electricity	0.00	0.00	0.00	345.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	345.95
45100.110 - Key Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	50.00	0.00	25.00	100.00
45100.125 - Late Charges	(175.00)	725.00	725.00	750.00	1,500.00	1,075.00	1,000.00	25.00	825.00	625.00	650.00	225.00	7,950.00
45100.275 - NSF Fees	0.00	0.00	0.00	0.00	0.00	75.00	0.00	75.00	0.00	0.00	0.00	0.00	150.00
Total Other Income	150.93	725.00	725.00	1,495.63	2,149.00	1,150.00	1,404.41	100.00	850.00	675.00	650.00	698.23	10,773.20
Total Income	55,107.42	55,681.49	55,681.49	990,648.27	57,105.49	61,228.52	61,482.93	67,438.86	60,928.52	60,753.52	60,728.52	60,776.75	1,647,561.78
Variable Expenses													
Administrative Expense													
65000.010 - Bank Fees	0.00	0.00	36.00	10.00	(330.86)	10.00	0.00	15.53	47.78	47.78	47.78	37.78	(78.21)
65000.025 - Business Taxes, Licens & Prmts	0.00	0.00	350.68	0.00	0.00	0.00	0.00	0.00	0.00	275.00	0.00	0.00	625.68
65000.080 - Legal - Other	0.00	45.50	178.50	0.00	420.00	174.00	574.50	0.00	397.00	1,160.00	0.00	0.00	2,949.50
65000.150 - Professional Services	0.00	0.00	0.00	0.00	120.00	0.00	0.00	0.00	575.00	0.00	0.00	0.00	695.00
65000.400 - Telephone	155.14	141.45	152.09	70.90	154.78	113.32	150.64	114.48	72.21	127.87	294.02	144.94	1,691.84
65000.475 - Fire / Alarm Systems	0.00	0.00	0.00	8.67	116.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125.59
65000.600 - Alarm Systems/Monitoring	216.50	116.92	116.92	0.00	0.00	115.83	232.75	115.83	231.66	1.09	0.00	116.92	1,264.42
65000.650 - Computer Eqpmnt, Suppls, Licns	450.68	461.35	453.80	72.45	80.00	1,016.60	1,263.04	949.01	917.51	503.85	1,133.81	1,006.01	8,308.11
65000.700 - Applicant Background Checks	0.00	0.00	0.00	0.00	0.00	0.00	79.20	(79.20)	0.00	0.00	0.00	0.00	0.00
65000.730 - Employee Training Ex- pense	0.00	0.00	129.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	129.00
65000.825 - Office Expenses	93.69	11.88	115.74	218.96	84.58	127.62	65.70	172.50	210.00	21.40	120.73	95.89	1,338.69
65000.850 - Office Supplies	0.00	0.00	0.00	0.00	0.00	112.08	0.00	0.00	0.00	0.00	0.00	0.00	112.08
65000.860 - Postage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	138.44	0.00	0.00	138.44
65000.865 - Courier	0.00	0.00	0.00	49.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	49.69
65000.870 - FedEx	0.00	0.00	0.00	0.00	38.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	38.38
Total Administrative Expense	916.01	777.10	1,532.73	430.67	683.80	1,669.45	2,365.83	1,288.15	2,451.16	2,275.43	1,596.34	1,401.54	17,388.21
Payroll Expense													
65100.025 - Manager Salary	521.24	521.24	521.24	521.24	521.24	521.25	521.24	521.25	521.24	521.24	527.63	536.86	6,276.91
65100.075 - Asst. Manager Salary	1,362.71	1,306.01	1,380.12	702.96	1,277.54	1,418.09	1,357.83	1,227.99	1,316.00	1,318.62	1,326.92	1,347.93	15,342.72
65100.200 - MGMT Employee Benefits	21.90	20.22	23.69	22.03	25.10	24.98	145.02	146.08	145.40	147.12	145.79	164.50	1,031.83
65100.225 - Payroll Burden - MGMT	249.18	212.00	216.81	152.16	254.13	326.34	274.62	376.87	240.35	239.96	211.35	230.08	2,983.85
65100.250 - Maintenance Salaries	1,664.37	1,446.37	1,521.79	1,545.94	1,371.25	1,548.23	1,544.74	1,374.34	1,536.34	580.69	1,491.98	2,225.35	17,851.39
65100.400 - Grounds/Porter Salaries	2,439.45	2,439.45	2,655.00	5,094.45	0.00	2,655.00	2,655.00	2,655.00	2,655.00	2,655.00	2,655.00	2,655.00	31,213.35

Stone Creek Condo Assoc Inc

12 Month Trailing Income Statement

	Month Ending 08-31-2024	Month Ending 09-30-2024	Month Ending 10-31-2024	Month Ending 11-30-2024	Month Ending 12-31-2024	Month Ending 01-31-2025	Month Ending 02-28-2025	Month Ending 03-31-2025	Month Ending 04-30-2025	Month Ending 05-31-2025	Month Ending 06-30-2025	Month Ending 07-31-2025	Summary
65100.475 - Payroll Burden - Maintenance	240.59	198.30	202.27	209.33	198.94	268.12	269.90	196.40	217.96	221.55	205.49	209.20	2,638.05
65100.900 - Payroll Services	87.37	87.59	87.66	87.53	87.50	89.32	91.29	91.36	91.28	91.31	91.20	91.43	1,074.84
Total Payroll Expense	6,586.81	6,231.18	6,608.58	8,335.64	3,735.70	6,851.33	6,859.64	6,589.29	6,723.57	5,775.49	6,655.36	7,460.35	78,412.94
Marketing Expense													
65400.500 - Website Expense	0.00	0.00	0.00	0.00	80.50	0.00	0.00	378.00	689.00	189.00	189.00	189.00	1,714.50
Total Marketing Expense	0.00	0.00	0.00	0.00	80.50	0.00	0.00	378.00	689.00	189.00	189.00	189.00	1,714.50
Repair and Maintenance - General													
65600.325 - Pest Control	111.72	0.00	200.00	0.00	225.00	0.00	0.00	1,011.00	1,250.00	0.00	650.00	75.00	3,522.72
65600.350 - Landscape Service	1,326.00	1,326.00	1,526.00	1,326.00	1,326.00	1,326.00	1,326.00	1,576.00	1,326.00	1,236.00	1,236.00	1,326.00	16,182.00
65600.355 - Pond Maintenance	171.00	171.00	171.00	171.00	342.00	171.00	171.00	0.00	171.00	171.00	176.00	176.00	2,062.00
65600.360 - Irrigation Repair and Maintenance	0.00	371.00	0.00	0.00	252.40	0.00	62.25	0.00	0.00	56.39	249.05	0.00	991.09
65600.400 - Pool Maintenance Service	735.00	735.00	735.00	735.00	735.00	735.00	880.00	880.00	880.00	880.00	880.00	880.00	9,690.00
65600.425 - Pool Maintenance Supply	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45.00	0.00	305.37	0.00	64.24	414.61
65600.500 - Fire Alarm/Sprinkler Maintenance	(225.00)	0.00	0.00	0.00	0.00	851.00	0.00	0.00	0.00	0.00	0.00	875.00	1,501.00
66000.025 - Electrical Repair	524.43	1,273.29	0.00	382.00	0.00	0.00	0.00	848.86	0.00	0.00	0.00	0.00	3,028.58
66000.055 - Lighting Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	333.60	333.60
66000.075 - Plumbing Repair	0.00	0.00	2,875.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,875.00
66000.130 - Building Repair and Maintenance	575.00	0.00	0.00	0.00	0.00	131.02	560.00	0.00	724.50	786.00	0.00	0.00	2,776.52
66000.150 - Appliance Supply	0.00	0.00	0.00	0.00	166.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	166.82
66000.225 - Keys & Locks	0.00	0.00	0.00	0.00	226.76	0.00	0.00	0.00	0.00	197.74	0.00	0.00	424.50
66000.250 - Window/Door Repair	0.00	0.00	0.00	0.00	0.00	415.00	0.00	0.00	0.00	0.00	0.00	0.00	415.00
66000.300 - Minor Roof Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
66000.325 - Minor Exterior Paint	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	0.00	0.00	0.00	822.45
66000.350 - Gate/Fence Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	161.26	51.99	0.00	(161.26)	51.99
66000.375 - Minor Concrete Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	186.32	0.00	0.00	0.00	0.00	186.32
66000.455 - Fitness Room	120.00	0.00	0.00	120.00	0.00	120.00	0.00	0.00	120.00	0.00	0.00	130.00	610.00
66000.480 - Lift Station Cleaning	150.00	0.00	85.00	370.00	405.00	255.00	285.00	835.00	6,835.00	85.00	85.00	900.00	10,290.00
Total Repair and Maint. - General	3,488.15	3,876.29	5,592.00	3,104.00	3,678.98	4,004.02	3,284.25	5,382.18	14,267.76	3,769.49	3,276.05	4,621.03	58,344.20
Repair and Maintenance - Turnover													
67000.100 - Apartment Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(200.00)	0.00	0.00	(200.00)
Total Repair and Maint. - Turnover	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(200.00)	0.00	0.00	(200.00)
Utilities Expense													
69500.100 - Electric - Vacant	17.29	57.87	57.53	39.49	0.00	0.00	0.00	0.00	12.85	0.00	0.00	0.00	185.03
69500.125 - Electric - Common	1,690.97	1,717.48	1,736.69	1,566.69	1,619.38	1,591.75	1,688.81	1,658.59	1,758.12	1,717.58	1,807.34	0.00	18,553.40
69500.200 - Water	6,559.29	13,937.67	20,919.92	9,303.99	9,839.59	8,842.55	7,466.47	11,049.48	9,350.69	10,751.36	9,935.51	10,469.16	128,425.68
69500.203 - Water and Sewer	(9,225.00)	(9,225.00)	(9,225.00)	(9,225.00)	(9,225.00)	(9,225.00)	(9,225.00)	(9,450.00)	(9,300.00)	(9,300.00)	(9,300.00)	(9,300.00)	(111,225.00)
69500.225 - Sewer	7,541.26	9,799.09	12,476.72	8,419.10	8,527.70	9,605.48	8,243.60	12,755.11	9,779.08	11,442.77	10,574.24	11,002.46	120,166.61
69500.275 - Trash Collection	4,424.30	4,149.30	5,391.43	5,413.97	5,284.82	5,678.98	4,373.97	5,033.97	10,039.47	5,150.50	5,515.50	5,515.50	65,971.71
Total Utilities Expense	11,008.11	20,436.41	31,357.29	15,518.24	16,046.49	16,493.76	12,547.85	21,047.15	21,640.21	19,762.21	18,532.59	17,687.12	222,077.43
HOA Dues Expense													
80001.003 - HOA Reserve Dues	12,254.59	12,254.59	12,254.59	12,254.59	12,254.59	18,493.92	18,493.92	18,493.92	18,493.92	18,493.92	18,493.92	18,493.92	190,730.39
Total HOA Dues Expense	12,254.59	12,254.59	12,254.59	12,254.59	12,254.59	18,493.92	18,493.92	18,493.92	18,493.92	18,493.92	18,493.92	18,493.92	190,730.39

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Total Operating Expenses	34,253.67	43,575.57	57,345.19	39,643.14	36,480.06	47,512.48	43,551.49	53,178.69	64,265.62	50,065.54	48,743.26	49,852.96	568,467.67
Fixed Expenses													
Fixed Expenses													
65200.500 - Property Management Fees	2,474.70	2,474.70	2,474.70	2,474.70	2,474.70	2,474.70	2,474.70	2,474.70	2,474.70	2,474.70	2,474.70	2,474.70	29,696.40
69750.050 - Comprehensive Insurance	13,784.50	13,784.50	13,784.50	13,784.50	13,784.50	13,784.50	13,784.50	13,784.50	13,784.50	13,784.50	13,784.50	13,780.41	165,409.91
69750.051 - Insurance Expense - Other	0.00	0.00	270.67	270.67	270.67	270.67	270.67	270.67	270.67	270.67	270.67	270.67	2,706.70
Total Fixed Expenses	16,259.20	16,259.20	16,529.87	16,529.87	16,529.87	16,529.87	16,529.87	16,529.87	16,529.87	16,529.87	16,529.87	16,525.78	197,813.01
Total Fixed Expenses	16,259.20	16,259.20	16,529.87	16,529.87	16,529.87	16,529.87	16,529.87	16,529.87	16,529.87	16,529.87	16,529.87	16,525.78	197,813.01
Net Operating Income	4,594.55	(4,153.28)	(18,193.57)	934,475.26	4,095.56	(2,813.83)	1,401.57	(2,269.70)	(19,866.97)	(5,841.89)	(4,544.61)	(5,601.99)	881,281.10
Capital Expenditures/Reserves													
95000.015 - Awnings/Canopies/Carports	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,090.00	2,090.00
95000.150 - Electrical Repair/Replacement	0.00	19,770.00	0.00	6,190.80	14,445.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40,406.00
95000.165 - Exterior Building Repair	0.00	0.00	0.00	1,600.12	0.00	0.00	0.00	0.00	0.00	0.00	14,280.00	3,700.00	19,580.12
95000.166 - Exterior Lighting	0.00	0.00	0.00	0.00	1,379.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,379.00
95000.230 - Landscape Upgrade	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,210.00	300.00	0.00	7,510.00
95000.400 - Roof Repair/Replacement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	61,300.00	61,300.00
95000.980 - HOA Dues Special Assessment	0.00	0.00	0.00	934,196.15	0.00	0.00	0.00	7,260.34	0.00	0.00	0.00	0.00	941,456.49
95000.999 - Miscellaneous Capital Expenditures	0.00	0.00	0.00	3,000.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	1,825.00	4,925.00
Total Capital Exp./Reserve	0.00	19,770.00	0.00	944,987.07	15,824.20	0.00	0.00	7,260.34	0.00	7,210.00	14,680.00	68,915.00	1,078,646.61
Construction Supervisory Fee													
95001.001 - Construction Supervisory Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,052.36	0.00	7,604.72	12,657.08
Construction Supervisory Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,052.36	0.00	7,604.72	12,657.08
Interest Income/Other Income													
70010.001 - Interest - Bank Deposits	0.00	0.00	0.00	0.00	765.78	1,828.57	2,355.30	2,786.49	2,710.24	2,744.45	2,889.19	2,898.71	18,978.73
Total Interest Income	0.00	0.00	0.00	0.00	765.78	1,828.57	2,355.30	2,786.49	2,710.24	2,744.45	2,889.19	2,898.71	18,978.73
Net Income (Loss)	4,594.55	(23,923.28)	(18,193.57)	(10,511.81)	(10,962.86)	(985.26)	3,756.87	(6,743.55)	(17,156.73)	(15,359.80)	(16,335.42)	(79,223.00)	(191,043.86)