

Stone Creek Condo Assoc Inc **Detail Income Statement**

	Current Activity 07-31-2025	Current Budget 07-31-2025	Variance 07-31-2025	YTD Actual 07-31-2025	Year To Date 07-31-2025	YTD Variance 07-31-2025
	Actual	Budget	Budget Diff	Actual	Budget	Budget Diff
Available Units	148.00	148.00	0.00	0.00	0.00	0.00
Income						
Income						
45000.001 - Condo Monthly Assessments	60,078.52	60,078.52	0.00	420,549.64	420,549.64	0.00
45000.003 - Condo Special Assessments	0.00	0.00	0.00	7,260.34	0.00	7,260.34
Total Rental Income	60,078.52	60,078.52	0.00	427,809.98	420,549.64	7,260.34
Other Income						
45100.010 - Administrative Fee	0.00	0.00	0.00	0.00	75.00	(75.00)
45100.025 - Application Fees	0.00	299.00	(299.00)	0.00	598.00	(598.00)
45100.029 - Cable Television Charge	448.23	349.00	99.23	852.64	1,047.00	(194.36)
45100.110 - Key Charges	25.00	0.00	25.00	100.00	0.00	100.00
45100.125 - Late Charges	225.00	450.00	(225.00)	4,425.00	3,150.00	1,275.00
45100.275 - NSF Fees	0.00	0.00	0.00	150.00	0.00	150.00
Total Other Income	698.23	1,098.00	(399.77)	5,527.64	4,870.00	657.64
Total Income	60,776.75	61,176.52	(399.77)	433,337.62	425,419.64	7,917.98
Variable Expenses						
Administrative Expense						
65000.010 - Bank Fees	37.78	20.00	17.78	206.65	140.00	66.65
65000.025 - Business Taxes, Licens & Prmts	0.00	0.00	0.00	275.00	874.00	(599.00)
65000.080 - Legal - Other	0.00	400.00	(400.00)	2,305.50	2,800.00	(494.50)
65000.150 - Professional Services	0.00	1,000.00	(1,000.00)	575.00	1,525.00	(950.00)
65000.400 - Telephone	144.94	140.00	4.94	1,017.48	980.00	37.48
65000.475 - Fire / Alarm Systems	0.00	855.00	(855.00)	0.00	855.00	(855.00)
65000.600 - Alarm Systems/Monitoring	116.92	108.00	8.92	814.08	756.00	58.08
65000.650 - Computer Eqpmnt, Suppls, Licens	1,006.01	760.66	245.35	6,789.83	5,324.62	1,465.21
65000.725 - Employee Background Checks	0.00	0.00	0.00	0.00	136.00	(136.00)
65000.825 - Office Expenses	95.89	100.00	(4.11)	813.84	730.00	83.84
65000.850 - Office Supplies	0.00	32.00	(32.00)	112.08	207.00	(94.92)
65000.860 - Postage	0.00	16.83	(16.83)	138.44	128.98	9.46
Total Administrative Expense	1,401.54	3,432.49	(2,030.95)	13,047.90	14,456.60	(1,408.70)
Payroll Expense						
65100.025 - Manager Salary	536.86	563.36	(26.50)	3,670.71	3,814.76	(144.05)
65100.075 - Asst. Manager Salary	1,347.93	1,386.67	(38.74)	9,313.38	9,498.68	(185.30)
65100.200 - MGMT Employee Benefits	164.50	22.00	142.50	918.89	160.00	758.89
65100.225 - Payroll Burden - MGMT	230.08	246.00	(15.92)	1,899.57	1,722.00	177.57
65100.250 - Maintenance Salaries	2,225.35	1,489.80	735.55	10,301.67	10,428.60	(126.93)
65100.400 - Grounds/Porter Salaries	2,655.00	2,439.00	216.00	18,585.00	17,073.00	1,512.00
65100.475 - Payroll Burden - Maintenance	209.20	251.00	(41.80)	1,588.62	1,757.00	(168.38)
65100.900 - Payroll Services	91.43	85.83	5.60	637.19	559.15	78.04

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Total Payroll Expense	7,460.35	6,483.66	976.69	46,915.03	45,013.19	1,901.84
Marketing Expense						
65400.500 - Website Expense	189.00	0.00	189.00	1,634.00	0.00	1,634.00
Total Marketing Expense	189.00	0.00	189.00	1,634.00	0.00	1,634.00
Repair and Maintenance - General						
65600.325 - Pest Control	75.00	272.25	(197.25)	2,986.00	6,770.50	(3,784.50)
65600.350 - Landscape Service	1,326.00	1,476.00	(150.00)	9,352.00	9,582.00	(230.00)
65600.355 - Pond Maintenance	176.00	171.00	5.00	1,036.00	1,197.00	(161.00)
65600.360 - Irrigation Repair and Maintenance	0.00	50.00	(50.00)	367.69	350.00	17.69
65600.375 - Landscape Supplies	0.00	0.00	0.00	0.00	165.00	(165.00)
65600.380 - Cleaning Supplies	0.00	10.00	(10.00)	0.00	70.00	(70.00)
65600.400 - Pool Maintenance Service	880.00	735.00	145.00	6,015.00	5,145.00	870.00
65600.425 - Pool Maintenance Supply	64.24	50.00	14.24	414.61	390.00	24.61
65600.500 - Fire Alarm/Sprinkler Maintenance	875.00	0.00	875.00	1,726.00	4,100.00	(2,374.00)
66000.025 - Electrical Repair	0.00	300.00	(300.00)	848.86	600.00	248.86
66000.050 - Electrical Supply	0.00	25.00	(25.00)	0.00	175.00	(175.00)
66000.055 - Lighting Supplies	333.60	0.00	333.60	333.60	0.00	333.60
66000.075 - Plumbing Repair	0.00	450.00	(450.00)	0.00	3,150.00	(3,150.00)
66000.130 - Building Repair and Maintenance	0.00	3,700.00	(3,700.00)	2,201.52	4,300.00	(2,098.48)
66000.225 - Keys & Locks	0.00	408.00	(408.00)	197.74	408.00	(210.26)
66000.250 - Window/Door Repair	0.00	0.00	0.00	415.00	0.00	415.00
66000.300 - Minor Roof Repair	0.00	0.00	0.00	2,000.00	1,200.00	800.00
66000.325 - Minor Exterior Paint	22.45	0.00	22.45	822.45	300.00	522.45
66000.350 - Gate/Fence Repair	(161.26)	0.00	(161.26)	51.99	120.00	(68.01)
66000.375 - Minor Concrete Repair	0.00	0.00	0.00	186.32	0.00	186.32
66000.450 - Equipment Repair	0.00	0.00	0.00	0.00	1,820.00	(1,820.00)
66000.455 - Fitness Room	130.00	120.00	10.00	370.00	360.00	10.00
66000.460 - Exterior Building Cleaning (Roofs)	0.00	0.00	0.00	0.00	1,500.00	(1,500.00)
66000.475 - Tools/Hardware	0.00	25.00	(25.00)	0.00	175.00	(175.00)
66000.480 - Lift Station Cleaning	900.00	75.00	825.00	9,280.00	1,425.00	7,855.00
Total Repair and Maint. - General	4,621.03	7,867.25	(3,246.22)	38,604.78	43,302.50	(4,697.72)
Repair and Maintenance - Turnover						
67000.050 - Paint Supplies	0.00	20.00	(20.00)	0.00	175.00	(175.00)
67000.075 - Carpentry/Drywall Repair	0.00	75.00	(75.00)	0.00	650.00	(650.00)
67000.100 - Apartment Cleaning	0.00	0.00	0.00	(200.00)	0.00	(200.00)
Total Repair and Maint. - Turnover	0.00	95.00	(95.00)	(200.00)	825.00	(1,025.00)
Utilities Expense						
69500.100 - Electric - Vacant	0.00	0.00	0.00	12.85	0.00	12.85
69500.125 - Electric - Common	0.00	1,958.33	(1,958.33)	10,222.19	13,708.31	(3,486.12)
69500.175 - Gas - Common	0.00	20.00	(20.00)	0.00	80.00	(80.00)
69500.200 - Water	10,469.16	7,427.33	3,041.83	67,865.22	51,991.31	15,873.91
69500.203 - Water and Sewer	(9,300.00)	(9,300.00)	0.00	(65,100.00)	(65,100.00)	0.00
69500.225 - Sewer	11,002.46	7,791.00	3,211.46	73,402.74	54,537.00	18,865.74

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69500.275 - Trash Collection	5,515.50	3,688.53	1,826.97	41,307.89	25,819.71	15,488.18
Total Utilities Expense	17,687.12	11,585.19	6,101.93	127,710.89	81,036.33	46,674.56
HOA Dues Expense						
80001.003 - HOA Reserve Dues	18,493.92	18,493.92	0.00	129,457.44	129,457.44	0.00
Total HOA Dues Expense	18,493.92	18,493.92	0.00	129,457.44	129,457.44	0.00
Total Operating Expenses	49,852.96	47,957.51	1,895.45	357,170.04	314,091.06	43,078.98
Fixed Expenses						
Fixed Expenses						
65200.500 - Property Management Fees	2,474.70	2,474.56	0.14	17,322.90	17,321.92	0.98
69750.050 - Comprehensive Insurance	13,780.41	14,473.73	(693.32)	96,487.41	97,476.97	(989.56)
69750.051 - Insurance Expense - Other	270.67	0.00	270.67	1,894.69	0.00	1,894.69
Total Fixed Expenses	16,525.78	16,948.29	(422.51)	115,705.00	114,798.89	906.11
Net Operating Income	(5,601.99)	(3,729.28)	(1,872.71)	(39,537.42)	(3,470.31)	(36,067.11)
Capital Expenditures/Reserves						
95000.015 - Awnings/Canopies/Carports	2,090.00	0.00	2,090.00	2,090.00	0.00	2,090.00
95000.165 - Exterior Building Repair	3,700.00	0.00	3,700.00	17,980.00	0.00	17,980.00
95000.230 - Landscape Upgrade	0.00	0.00	0.00	7,510.00	0.00	7,510.00
95000.400 - Roof Repair/Replacement	61,300.00	0.00	61,300.00	61,300.00	0.00	61,300.00
95000.980 - HOA Dues Special Assessment	0.00	0.00	0.00	7,260.34	0.00	7,260.34
95000.999 - Miscellaneous Capital Expenditures	1,825.00	0.00	1,825.00	1,925.00	0.00	1,925.00
Total Capital Exp./Reserve	68,915.00	0.00	68,915.00	98,065.34	0.00	98,065.34
Construction Supervisory Fee						
95001.001 - Construction Supervisory Fee	7,604.72	0.00	7,604.72	12,657.08	0.00	12,657.08
Construction Supervisory Fee	7,604.72	0.00	7,604.72	12,657.08	0.00	12,657.08
Interest Income/Other Income						
70010.001 - Interest - Bank Deposits	2,898.71	0.00	2,898.71	18,212.95	0.00	18,212.95
Total Interest Income	2,898.71	0.00	2,898.71	18,212.95	0.00	18,212.95
Net Income (Loss)	(79,223.00)	(3,729.28)	(75,493.72)	(132,046.89)	(3,470.31)	(128,576.58)