Stone Creek Condo Assoc Inc
Detail Income Statement

	Current Activity 09/30/2026 Actual	Current Budget 09/30/2026 Budget	Variance 09/30/2026 Budget Diff	YTD Actual 09/30/2026 Actual	Year To Date 09/30/2026 Budget	YTD Variance 09/30/2026 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	541,170.06	540,706.68	463.38
Total Rental Income	60,078.52	60,078.52	0.00	541,170.06	540,706.68	463.38
Other Income						
45100.010 - Administrative Fee	0.00	(0.00)	0.00	0.00	100.00	(100.00)
45100.025 - Application Fees	0.00	(0.00)	0.00	0.00	598.00	(598.00)
45100.029 - Cable Television Charge	0.00	(0.00)	0.00	256.45	1,200.00	(943.55)
45100.100 - Interest Income	0.00	0.00	0.00	7,459.38	0.00	7,459.38
45100.110 - Key Charges	0.00	0.00	0.00	25.00	0.00	25.00
45100.125 - Late Charges	(2,100.00)	600.00	(2,700.00)	2,450.00	5,400.00	(2,950.00)
45100.225 - Legal Fees	0.00	0.00	0.00	250.00	0.00	250.00
45100.275 - NSF Fees	0.00	0.00	0.00	225.00	0.00	225.00
Total Other Income	(2,100.00)	600.00	(2,700.00)	10,665.83	7,298.00	3,367.83
Total Income	57,978.52	60,678.52	(2,700.00)	551,835.89	548,004.68	3,831.21
Variable Expenses						
Administrative Expense						
65000.010 - Bank Fees	49.94	25.00	24.94	431.39	225.00	206.39
65000.020 - Reserve Study/Ins Appraisal	0.00	0.00	0.00	325.00	0.00	325.00
65000.025 - Business Taxes, Licens & Prmts	0.00	0.00	0.00	758.75	874.00	(115.25)
65000.026 - Corporate Annual Report	0.00	0.00	0.00	61.25	0.00	61.25
65000.075 - Legal - Evictions	0.00	0.00	0.00	71.47	0.00	71.47
65000.080 - Legal - Other	833.11	0.00	833.11	3,020.08	0.00	3,020.08
65000.150 - Professional Services	0.00	300.00	(300.00)	91.36	1,500.00	(1,408.64)
65000.175 - Travel/Ent/Meal Expenses	0.00	0.00	0.00	144.68	0.00	144.68
65000.400 - Telephone	498.06	160.00	338.06	1,830.94	1,440.00	390.94
65000.475 - Fire / Alarm Systems	0.00	0.00	0.00	0.00	855.00	(855.00)
65000.600 - Alarm Systems/Monitoring	0.00	117.00	(117.00)	93.63	1,053.00	(959.37)
65000.650 - Computer Eqpmnt, Suppls, Licns	2,124.40	984.16	1,140.24	9,355.80	8,857.44	498.36
65000.730 - Employee Training Expense	0.00	0.00	0.00	479.88	0.00	479.88
65000.825 - Office Expenses	0.00	115.00	(115.00)	652.29	1,035.00	(382.71)
65000.850 - Office Supplies	0.00	25.00	(25.00)	52.70	225.00	(172.30)
65000.860 - Postage	0.00	18.00	(18.00)	240.74	162.00	78.74
Total Administrative Expense	3,505.51	1,744.16	1,761.35	17,609.96	16,226.44	1,383.52
Payroll Expense						
65100.025 - Manager Salary	1,655.47	1,767.00	(111.53)	14,069.10	15,903.00	(1,833.90)
65100.050 - Manager Bonus	0.00	0.00	0.00	412.71	0.00	412.71
65100.200 - MGMT Employee Benefits	0.00	114.00	(114.00)	1,157.42	1,026.00	131.42

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65100.225 - Payroll Burden - MGMT	230.02	246.00	(15.98)	1,883.82	2,214.00	(330.18)
65100.250 - Maintenance Salaries	1,682.25	1,534.54	147.71	13,860.31	13,810.86	49.45
65100.300 - Maintenance Bonus	0.00	0.00	0.00	212.38	0.00	212.38
65100.400 - Grounds/Porter Salaries	2,890.00	2,655.00	235.00	23,120.00	23,895.00	(775.00)
65100.475 - Payroll Burden - Maintenance	159.54	209.00	(49.46)	2,134.36	1,881.00	253.36
65100.500 - Maintenance - Employee Benefits	0.00	0.00	0.00	(60.64)	0.00	(60.64)
65100.900 - Payroll Services	193.35	86.42	106.93	883.11	777.78	105.33
Total Payroll Expense	6,810.63	6,611.96	198.67	57,672.57	59,507.64	(1,835.07)
Marketing Expense						
65400.050 - Advertising	0.00	0.00	0.00	85.16	0.00	85.16
65400.150 - Professional Marketing Expense	0.00	0.00	0.00	1,359.10	0.00	1,359.10
65400.500 - Website Expense	201.48	189.00	12.48	1,765.65	1,701.00	64.65
Total Marketing Expense	201.48	189.00	12.48	3,209.91	1,701.00	1,508.91
Repair and Maintenance - General						
65600.325 - Pest Control	275.00	272.25	2.75	2,964.00	2,449.50	514.50
65600.330 - Janitorial Services	0.00	0.00	0.00	1,326.00	0.00	1,326.00
65600.350 - Landscape Service	3,665.50	1,326.00	2,339.50	17,348.45	12,234.00	5,114.45
65600.355 - Pond Maintenance	5.00	176.00	(171.00)	1,423.00	1,584.00	(161.00)
65600.360 - Irrigation Repair and Maintenance	0.00	50.00	(50.00)	546.40	450.00	96.40
65600.380 - Cleaning Supplies	0.00	10.00	(10.00)	0.00	90.00	(90.00)
65600.400 - Pool Maintenance Service	880.00	880.00	0.00	7,920.00	7,920.00	0.00
65600.425 - Pool Maintenance Supply	0.00	50.00	(50.00)	0.00	450.00	(450.00)
65600.500 - Fire Alarm/Sprinkler Maintenance	0.00	200.00	(200.00)	1,380.69	1,800.00	(419.31)
66000.025 - Electrical Repair	0.00	0.00	0.00	2,568.99	600.00	1,968.99
66000.050 - Electrical Supply	0.00	25.00	(25.00)	0.00	225.00	(225.00)
66000.055 - Lighting Supplies	0.00	66.67	(66.67)	0.00	600.03	(600.03)
66000.075 - Plumbing Repair	0.00	250.00	(250.00)	1,983.00	2,250.00	(267.00)
66000.130 - Building Repair and Maintenance	0.00	100.00	(100.00)	0.00	900.00	(900.00)
66000.200 - HVAC Supply	0.00	0.00	0.00	174.63	0.00	174.63
66000.225 - Keys & Locks	0.00	40.67	(40.67)	0.00	366.03	(366.03)
66000.250 - Window/Door Repair	0.00	0.00	0.00	235.00	0.00	235.00
66000.300 - Minor Roof Repair	0.00	0.00	0.00	0.00	1,200.00	(1,200.00)
66000.325 - Minor Exterior Paint	0.00	0.00	0.00	0.00	600.00	(600.00)
66000.350 - Gate/Fence Repair	0.00	0.00	0.00	0.00	120.00	(120.00)
66000.450 - Equipment Repair	0.00	0.00	0.00	0.00	1,680.00	(1,680.00)
66000.455 - Fitness Room	0.00	0.00	0.00	390.00	390.00	0.00
66000.460 - Exterior Building Cleaning (Roofs)	0.00	0.00	0.00	3,600.00	3,721.00	(121.00)
66000.475 - Tools/Hardware	0.00	25.00	(25.00)	0.00	225.00	(225.00)
66000.480 - Lift Station Cleaning	1,000.00	75.00	925.00	5,815.00	2,225.00	3,590.00
Total Repair and Maint. - General	5,825.50	3,546.59	2,278.91	47,675.16	42,079.56	5,595.60
Repair and Maintenance - Turnover						
67000.025 - Paint Contract	0.00	0.00	0.00	1,650.00	0.00	1,650.00
67000.050 - Paint Supplies	0.00	20.00	(20.00)	0.00	180.00	(180.00)
67000.075 - Carpentry/Drywall Repair	0.00	0.00	0.00	800.00	0.00	800.00
Total Repair and Maint. - Turnover	0.00	20.00	(20.00)	2,450.00	180.00	2,270.00

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Utilities Expense						
69500.125 - Electric - Common	1,745.35	1,958.33	(212.98)	14,128.02	17,624.97	(3,496.95)
69500.200 - Water	8,474.02	9,700.00	(1,225.98)	96,575.46	87,300.00	9,275.46
69500.203 - Water and Sewer	(16,881.90)	(16,881.93)	0.03	(152,070.57)	(151,937.37)	(133.20)
69500.225 - Sewer	9,561.87	10,286.00	(724.13)	82,817.97	92,574.00	(9,756.03)
69500.250 - Cable / Satellite / Internet	0.00	0.00	0.00	247.46	0.00	247.46
69500.275 - Trash Collection	6,323.15	5,500.00	823.15	49,338.35	49,500.00	(161.65)
Total Utilities Expense	9,222.49	10,562.40	(1,339.91)	91,036.69	95,061.60	(4,024.91)
HOA Dues Expense						
80001.003 - HOA Reserve Dues	18,493.92	18,493.92	0.00	166,445.28	166,445.28	0.00
Total HOA Dues Expense	18,493.92	18,493.92	0.00	166,445.28	166,445.28	0.00
Total Operating Expenses	44,059.53	41,168.03	2,891.50	386,099.57	381,201.52	4,898.05
Fixed Expenses						
Fixed Expenses						
65200.500 - Property Management Fees	2,474.70	2,474.56	0.14	22,272.30	22,271.04	1.26
69750.050 - Comprehensive Insurance	14,896.16	16,699.00	(1,802.84)	134,051.69	142,696.00	(8,644.31)
69750.051 - Insurance Expense - Other	0.00	272.00	(272.00)	541.34	2,448.00	(1,906.66)
Total Fixed Expenses	17,370.86	19,445.56	(2,074.70)	156,865.33	167,415.04	(10,549.71)
Net Operating Income	(3,451.87)	64.93	(3,516.80)	8,870.99	(611.88)	9,482.87
Capital Expenditures/Reserves						
95000.075 - Carpentry/Drywall Repair	0.00	0.00	0.00	1,015.00	0.00	1,015.00
95000.100 - Equipment Purchase	0.00	0.00	0.00	4,587.26	0.00	4,587.26
95000.165 - Exterior Building Repair	550.00	0.00	550.00	135,087.64	0.00	135,087.64
95000.300 - Plumbing Repair/Replacement	0.00	0.00	0.00	9,400.00	0.00	9,400.00
95000.330 - Pressure Cleaning/Washing	4,800.00	0.00	4,800.00	4,800.00	0.00	4,800.00
95000.400 - Roof Repair/Replacement	8,760.00	0.00	8,760.00	13,945.00	0.00	13,945.00
95000.600 - Sidewalk Repair/Replacement	42,360.00	0.00	42,360.00	42,360.00	0.00	42,360.00
95000.999 - Miscellaneous Capital Expenditures	2,792.25	0.00	2,792.25	2,792.25	0.00	2,792.25
Total Capital Exp./Reserve	59,262.25	0.00	59,262.25	213,987.15	0.00	213,987.15
Interest Income/Other Income						
70010.001 - Interest - Bank Deposits	1,154.90	0.00	1,154.90	13,115.83	0.00	13,115.83
Total Interest Income	1,154.90	0.00	1,154.90	13,115.83	0.00	13,115.83
Net Income (Loss)	**(61,559.22)**	**64.93**	**(61,624.15)**	**(192,000.33)**	**(611.88)**	**(191,388.45)**