

# Profit & Loss

Property: Grandview Commons Condominiums II  
01/01/24 - 12/31/24 (accrual basis)

|  | <u>Amount</u>    |
|--|------------------|
| <b>INCOME</b>                            |                  |
| 4105 Condominium Income                  |                  |
| 410501 Condo Fees                        | 44,160.00        |
| 410506 Special Assessment                | <u>17,280.00</u> |
| 4105 Total Condominium Income            | 61,440.00        |
| 4300 Late Fee/NSF Income                 | 75.00            |
| 4650 Interest Income                     | <u>683.45</u>    |
| <b>TOTAL INCOME</b>                      | <b>62,198.45</b> |
| <b>EXPENSE</b>                           |                  |
| 5180 Condo Fees                          | 2,430.96         |
| 5301 Grounds Care - Other                |                  |
| 530104 Snow Removal                      | 7,775.00         |
| 530110 Lawn Care Contract                | <u>5,546.00</u>  |
| 5301 Total Grounds Care - Other          | 13,321.00        |
| 5350 Insurance                           | 10,785.00        |
| 5400 Legal/Professional                  | 1,069.75         |
| 5424 Licenses/Fees                       |                  |
| 542401 Online Pmt Fees                   | 36.26            |
| 5424 Other Licenses/Fees                 | <u>25.00</u>     |
| 5424 Total Licenses/Fees                 | 61.26            |
| 5500 Management Fees                     | 4,224.00         |
| 5600 Pest Control                        | 732.00           |
| 5700 Repairs & Maintenance - MPM         |                  |
| 570005 General Repairs                   | <u>653.50</u>    |
| 5700 Total Repairs & Maintenance - MPM   | 653.50           |
| 5701 Repairs & Maintenance - Other       |                  |
| 570105 General Repairs                   | <u>835.21</u>    |
| 5701 Total Repairs & Maintenance - Other | 835.21           |
| 5725 Supplies & Materials                |                  |
| 572501 Supplies & Materials - MPM        | <u>73.64</u>     |
| 5725 Total Supplies & Materials          | 73.64            |
| 5765 Trash Removal                       | 3,268.03         |
| 5775 Utilities                           |                  |
| 577507 Water & Sewer                     | <u>2,392.12</u>  |
| 5775 Total Utilities                     | 2,392.12         |
| <b>TOTAL EXPENSE</b>                     | <b>39,846.47</b> |
| <b>NOI</b>                               | <b>22,351.98</b> |
| <b>NON OPERATING EXPENSE</b>             |                  |
| 6150 Reserve Expense                     |                  |
| 615001 Special Assessment Expense        | <u>2,276.32</u>  |
| 6150 Total Reserve Expense               | 2,276.32         |
| <b>TOTAL NON OPERATING EXPENSE</b>       | <b>2,276.32</b>  |
| <b>NET INCOME</b>                        | <b>20,075.66</b> |

**NET INCOME SUMMARY**

|                       |                                |
|-----------------------|--------------------------------|
| Income                | 62,198.45                      |
| Expense               | <u>-39,846.47</u>              |
| Net Operating Income  | 22,351.98                      |
| Non Operating Expense | <u>-2,276.32</u>               |
| <b>NET INCOME</b>     | <b><u><u>20,075.66</u></u></b> |

# Profit & Loss

Property: Grandview Commons Condominiums II

01/01/23 - 12/31/23 (accrual basis)

|  | <u>Amount</u>           |
|--|-------------------------|
| <b>INCOME</b>                            |                         |
| 4105 Condominium Income                  |                         |
| 410501 Condo Fees                        | 44,160.00               |
| 410506 Special Assessment                | 5,760.00                |
| 4105 Total Condominium Income            | <u>49,920.00</u>        |
| 4300 Late Fee/NSF Income                 | 75.00                   |
| 4500 Utility Income                      | 2.77                    |
| 4650 Interest Income                     | 29.09                   |
| <b>TOTAL INCOME</b>                      | <b><u>50,026.86</u></b> |
| <b>EXPENSE</b>                           |                         |
| 5180 Condo Fees                          | 2,096.52                |
| 5301 Grounds Care - Other                |                         |
| 530102 Landscaping                       | 1,025.00                |
| 530104 Snow Removal                      | 7,380.00                |
| 530106 Treatment/Chemical                | 795.37                  |
| 530108 Irrigation System                 | 135.02                  |
| 530110 Lawn Care Contract                | 3,800.00                |
| 5301 Total Grounds Care - Other          | <u>13,135.39</u>        |
| 5350 Insurance                           | 8,922.00                |
| 5400 Legal/Professional                  | 300.00                  |
| 5424 Licenses/Fees                       |                         |
| 542401 Online Pmt Fees                   | 38.54                   |
| 5424 Other Licenses/Fees                 | 25.00                   |
| 5424 Total Licenses/Fees                 | <u>63.54</u>            |
| 5500 Management Fees                     | 4,224.00                |
| 5600 Pest Control                        | 728.00                  |
| 5700 Repairs & Maintenance - MPM         |                         |
| 570005 General Repairs                   | 1,965.85                |
| 5700 Total Repairs & Maintenance - MPM   | <u>1,965.85</u>         |
| 5701 Repairs & Maintenance - Other       |                         |
| 570105 General Repairs                   | 1,312.08                |
| 5701 Total Repairs & Maintenance - Other | <u>1,312.08</u>         |
| 5725 Supplies & Materials                |                         |
| 572501 Supplies & Materials - MPM        | 32.00                   |
| 572502 Supplies & Materials - Other      | 223.78                  |
| 5725 Total Supplies & Materials          | <u>255.78</u>           |
| 5765 Trash Removal                       | 3,292.36                |
| 5775 Utilities                           |                         |
| 577507 Water & Sewer                     | 3,567.40                |
| 5775 Total Utilities                     | <u>3,567.40</u>         |
| <b>TOTAL EXPENSE</b>                     | <b><u>39,862.92</u></b> |
| <b>NOI</b>                               | <b><u>10,163.94</u></b> |
| <b>NON OPERATING EXPENSE</b>             |                         |
| 6150 Reserve Expense                     |                         |
| 615001 Special Assessment Expense        | 9,039.05                |
| 6150 Total Reserve Expense               | <u>9,039.05</u>         |
| <b>TOTAL NON OPERATING EXPENSE</b>       | <b><u>9,039.05</u></b>  |

**NET INCOME**

1,124.89

**NET INCOME SUMMARY**

|                       |                        |
|-----------------------|------------------------|
| Income                | 50,026.86              |
| Expense               | <u>-39,862.92</u>      |
| Net Operating Income  | 10,163.94              |
| Non Operating Expense | <u>-9,039.05</u>       |
| <b>NET INCOME</b>     | <u><u>1,124.89</u></u> |