

| Description                                | Actual               | Year-to-date<br>Budget | Variance           | Annual<br>Budget     |
|--------------------------------------------|----------------------|------------------------|--------------------|----------------------|
| <b>OPERATING INCOME</b>                    |                      |                        |                    |                      |
| <b>INCOME ASSESSMENTS OPERATING</b>        |                      |                        |                    |                      |
| 4010-00 Operating Assessments              | \$ 458,084.40        | \$458,084.00           | \$ 0.40            | \$ 458,084.00        |
| 4015-00 Parking Fees                       | 27,391.68            | 26,926.00              | 465.68             | 26,926.00            |
| <b>Total INCOME ASSESSMENTS OPERATING</b>  | <b>\$ 485,476.08</b> | <b>\$485,010.00</b>    | <b>\$466.08</b>    | <b>\$ 485,010.00</b> |
| <b>OTHER INCOME - OPERATING</b>            |                      |                        |                    |                      |
| 4100-00 Late Fees                          | 1,100.00             | -                      | 1,100.00           | -                    |
| 4102-00 Legal Reimbursements               | 330.00               | -                      | 330.00             | -                    |
| 4104-00 Move In/Move Out Fees              | 6,000.00             | 5,000.00               | 1,000.00           | 5,000.00             |
| 4105-00 Lease Fees                         | 7,250.00             | 2,000.00               | 5,250.00           | 2,000.00             |
| 4106-00 Key/Lock/Card Fees                 | 325.00               | -                      | 325.00             | -                    |
| 4107-00 NSF Fees                           | 175.00               | -                      | 175.00             | -                    |
| 4108-00 Administrative Fees                | 400.00               | -                      | 400.00             | -                    |
| 4110-00 Repair and Maintenance Chargeback  | 1,801.00             | -                      | 1,801.00           | -                    |
| 4121-00 Rules and Violations               | 300.00               | -                      | 300.00             | -                    |
| 4151-00 Laundry Income                     | 11,409.00            | 8,000.00               | 3,409.00           | 8,000.00             |
| 4167-00 In Unit Laundry Income             | -                    | 288.00                 | ( 288.00)          | 288.00               |
| 4169-00 Rental Fee Income                  | -                    | 2,400.00               | ( 2,400.00)        | 2,400.00             |
| 4175-00 Unit 101 Assessment                | -                    | 6,169.00               | ( 6,169.00)        | 6,169.00             |
| 4176-00 Unit 101 Parking                   | -                    | 489.00                 | ( 489.00)          | 489.00               |
| 4178-00 Unit 101 Expense Assessment        | ( 6,106.32)          | ( 6,169.00)            | 62.68              | ( 6,169.00)          |
| 4179-00 Unit 101 Expense Parking           | ( 465.84)            | ( 489.00)              | 23.16              | ( 489.00)            |
| <b>Total OTHER INCOME - OPERATING</b>      | <b>\$ 22,517.84</b>  | <b>\$ 17,688.00</b>    | <b>\$4,829.84</b>  | <b>\$ 17,688.00</b>  |
| <b>Total OPERATING INCOME</b>              | <b>\$ 507,993.92</b> | <b>\$502,698.00</b>    | <b>\$ 5,295.92</b> | <b>\$ 502,698.00</b> |
| <b>OPERATING EXPENSE</b>                   |                      |                        |                    |                      |
| <b>PAYROLL</b>                             |                      |                        |                    |                      |
| 7011-00 Janitorial Wages                   | 57,777.58            | 58,664.00              | 886.42             | 58,664.00            |
| 7012-00 Janitorial Substitute              | 1,232.10             | 2,000.00               | 767.90             | 2,000.00             |
| 7013-00 Janitorial Weekend Svc             | 1,320.00             | 1,320.00               | -                  | 1,320.00             |
| 7030-00 Payroll Taxes                      | 839.36               | 4,740.00               | 3,900.64           | 4,740.00             |
| 7031-00 FICA Taxes                         | 3,695.77             | -                      | ( 3,695.77)        | -                    |
| 7032-00 FUTA Taxes                         | 0.02                 | -                      | ( 0.02)            | -                    |
| 7033-00 FICA Taxes                         | 33.20                | -                      | ( 33.20)           | -                    |
| 7050-00 Union Benefits                     | 11,788.00            | 11,790.00              | 2.00               | 11,790.00            |
| 7090-00 Payroll Administrative Fees        | 1,365.24             | 1,550.00               | 184.76             | 1,550.00             |
| <b>Total PAYROLL</b>                       | <b>\$ 78,051.27</b>  | <b>\$ 80,064.00</b>    | <b>\$2,012.73</b>  | <b>\$ 80,064.00</b>  |
| <b>UTILITIES</b>                           |                      |                        |                    |                      |
| 7201-00 Electric - Building                | 15,766.97            | 22,000.00              | 6,233.03           | 22,000.00            |
| 7202-00 Water                              | 35,927.54            | 40,000.00              | 4,072.46           | 40,000.00            |
| 7204-00 Gas - Building                     | 45,075.65            | 55,000.00              | 9,924.35           | 55,000.00            |
| 7206-00 Internet                           | 39,628.00            | 40,913.00              | 1,285.00           | 40,913.00            |
| 7207-00 Telephone                          | 2,485.73             | 5,000.00               | 2,514.27           | 5,000.00             |
| 7208-00 Scavenger Service                  | -                    | 300.00                 | 300.00             | 300.00               |
| <b>Total UTILITIES</b>                     | <b>\$ 138,883.89</b> | <b>\$163,213.00</b>    | <b>\$24,329.11</b> | <b>\$ 163,213.00</b> |
| <b>MAINTENANCE &amp; BUILDING EXPENSES</b> |                      |                        |                    |                      |
| 7403-00 Exterminating Contract             | 2,047.00             | 1,650.00               | ( 397.00)          | 1,650.00             |
| 7404-00 Elevator Contract                  | 7,100.00             | 8,000.00               | 900.00             | 8,000.00             |
| 7405-00 Elevator Repairs and Maintenance   | 855.00               | 4,000.00               | 3,145.00           | 4,000.00             |
| 7409-00 Carpet Cleaning                    | 1,645.00             | 2,000.00               | 355.00             | 2,000.00             |
| 7410-00 Window Washing                     | 2,640.00             | 2,625.00               | ( 15.00)           | 2,625.00             |
| 7412-00 Plumbing & Sewer Repairs           | 11,357.12            | 19,000.00              | 7,642.88           | 19,000.00            |

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 FUTURE MAJOR REPAIRS AND REPLACEMENTS

| Description                                      | Year-to-date        |                     |                      | Annual Budget       |
|--------------------------------------------------|---------------------|---------------------|----------------------|---------------------|
|                                                  | Actual              | Budget              | Variance             |                     |
| 7414-00 Electrical Repairs and Maintenance       | \$2,229.00          | \$500.00            | (\$1,729.00)         | \$500.00            |
| 7415-00 Key, Locks, Door Closers                 | 1,080.31            | 300.00              | (780.31)             | 300.00              |
| 7416-00 Building Supplies & Hardware             | 2,716.13            | 4,292.00            | 1,575.87             | 4,292.00            |
| 7417-00 HVAC Repairs and Maintenance             | 27,793.28           | 12,000.00           | (15,793.28)          | 12,000.00           |
| 7418-00 Roof Repairs & Maintenance               | 2,790.00            | 1,700.00            | (1,090.00)           | 1,700.00            |
| 7421-00 Painting Common Areas                    | 3,630.00            | 7,500.00            | 3,870.00             | 7,500.00            |
| 7431-00 Fire Protection                          | 4,934.18            | 7,000.00            | 2,065.82             | 7,000.00            |
| 7437-00 Intercom Repairs & Maintenance           | 203.00              | -                   | (203.00)             | -                   |
| 7455-00 Garage Door Repair                       | 349.30              | 1,000.00            | 650.70               | 1,000.00            |
| 7456-00 Garage Maintenance                       | 1,800.00            | -                   | (1,800.00)           | -                   |
| 7481-00 Laundry Repairs and Maint                | 4,334.24            | 3,900.00            | (434.24)             | 3,900.00            |
| 7482-00 Equipment Expense                        | 693.47              | 500.00              | (193.47)             | 500.00              |
| 7493-00 Unit 101 Repairs                         | 250.00              | 1,800.00            | 1,550.00             | 1,800.00            |
| 7498-00 General Repairs                          | 1,800.00            | 3,500.00            | 1,700.00             | 3,500.00            |
| <b>Total MAINTENANCE &amp; BUILDING EXPENSES</b> | <b>\$80,247.03</b>  | <b>\$81,267.00</b>  | <b>\$1,019.97</b>    | <b>\$81,267.00</b>  |
| <b>GROUPS MAINTENANCE</b>                        |                     |                     |                      |                     |
| 7800-00 Landscape Contract                       | 820.00              | 2,000.00            | 1,180.00             | 2,000.00            |
| 7806-00 Tree Maintenance                         | 406.00              | -                   | (406.00)             | -                   |
| 7810-00 Snow Removal Contract                    | -                   | 500.00              | 500.00               | 500.00              |
| 7812-00 Salting                                  | 198.00              | 600.00              | 402.00               | 600.00              |
| 7841-00 Signage                                  | 46.00               | -                   | (46.00)              | -                   |
| <b>Total GROUPS MAINTENANCE</b>                  | <b>\$1,470.00</b>   | <b>\$3,100.00</b>   | <b>\$1,630.00</b>    | <b>\$3,100.00</b>   |
| <b>COMMUNITY SERVICES</b>                        |                     |                     |                      |                     |
| 8210-00 Dues and Subscriptions                   | 340.00              | -                   | (340.00)             | -                   |
| 8213-00 Website                                  | 1,056.80            | 1,100.00            | 43.20                | 1,100.00            |
| <b>Total COMMUNITY SERVICES</b>                  | <b>\$1,396.80</b>   | <b>\$1,100.00</b>   | <b>(\$296.80)</b>    | <b>\$1,100.00</b>   |
| <b>GENERAL &amp; ADMINISTRATIVE</b>              |                     |                     |                      |                     |
| 8501-00 Office Expense & Postage                 | 4,482.74            | 1,000.00            | (3,482.74)           | 1,000.00            |
| 8502-00 Management Fees                          | 37,800.00           | 37,378.00           | (422.00)             | 37,378.00           |
| 8503-00 Legal Expense - Unit Owner               | 165.00              | -                   | (165.00)             | -                   |
| 8504-00 Legal Expense - General                  | 1,570.25            | 3,500.00            | 1,929.75             | 3,500.00            |
| 8505-00 Other Professional Fees                  | 7,000.00            | 750.00              | (6,250.00)           | 750.00              |
| 8506-00 Accounting/Tax Preparation               | 1,250.00            | 450.00              | (800.00)             | 450.00              |
| 8508-00 Licenses, Fees & Permits                 | 980.00              | 1,521.00            | 541.00               | 1,521.00            |
| 8510-00 Income Tax Expense - Operating           | 8,209.27            | -                   | (8,209.27)           | -                   |
| 8512-00 Other General Administrative Expense     | 478.80              | 250.00              | (228.80)             | 250.00              |
| 8527-00 Leasing Expense                          | 1,800.00            | 1,000.00            | (800.00)             | 1,000.00            |
| 8530-00 Gifts                                    | 850.00              | 900.00              | 50.00                | 900.00              |
| 8533-00 Coupon Booklets                          | -                   | 400.00              | 400.00               | 400.00              |
| 8540-00 Computers & Technology                   | -                   | 1,000.00            | 1,000.00             | 1,000.00            |
| <b>Total GENERAL &amp; ADMINISTRATIVE</b>        | <b>\$64,586.06</b>  | <b>\$48,149.00</b>  | <b>(\$16,437.06)</b> | <b>\$48,149.00</b>  |
| <b>INSURANCE</b>                                 |                     |                     |                      |                     |
| 8600-00 Insurance Expense                        | 54,783.00           | 42,000.00           | (12,783.00)          | 42,000.00           |
| <b>Total INSURANCE</b>                           | <b>\$54,783.00</b>  | <b>\$42,000.00</b>  | <b>(\$12,783.00)</b> | <b>\$42,000.00</b>  |
| <b>RESERVE TRANSFERS</b>                         |                     |                     |                      |                     |
| 9000-00 Transfers to Reserve Fund                | 83,805.00           | 83,805.00           | -                    | 83,805.00           |
| <b>Total RESERVE TRANSFERS</b>                   | <b>\$83,805.00</b>  | <b>\$83,805.00</b>  | <b>\$0.00</b>        | <b>\$83,805.00</b>  |
| <b>Total OPERATING EXPENSE</b>                   | <b>\$503,223.05</b> | <b>\$502,698.00</b> | <b>(\$525.05)</b>    | <b>\$502,698.00</b> |
| <b>Net Income:</b>                               | <b>\$4,770.87</b>   | <b>\$0.00</b>       | <b>\$4,770.87</b>    | <b>\$0.00</b>       |

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**Income Statement - Reserve**

Hinman House Condominium Association  
01/01/2025 to 12/31/2025

**Date:** 2/4/2026

**Time:** 12:07 pm

**Page:** 3

| Description                              | Actual               | Year-to-date<br>Budget | Variance            | Annual<br>Budget      |
|------------------------------------------|----------------------|------------------------|---------------------|-----------------------|
| <b>RESERVE INCOME</b>                    |                      |                        |                     |                       |
| <b>INCOME ASSESSMENT - RESERVE</b>       |                      |                        |                     |                       |
| 4510-00 Reserve Assessments              | \$83,805.00          | \$83,805.00            | \$-                 | \$83,805.00           |
| <b>Total INCOME ASSESSMENT - RESERVE</b> | \$83,805.00          | \$83,805.00            | \$0.00              | \$83,805.00           |
| <b>OTHER INCOME - RESERVE</b>            |                      |                        |                     |                       |
| 4650-00 Interest Income - Bank - Reserve | 14,864.67            | 20,000.00              | (5,135.33)          | 20,000.00             |
| <b>Total OTHER INCOME - RESERVE</b>      | \$14,864.67          | \$20,000.00            | (\$5,135.33)        | \$20,000.00           |
| <b>Total RESERVE INCOME</b>              | <b>\$98,669.67</b>   | <b>\$103,805.00</b>    | <b>(\$5,135.33)</b> | <b>\$103,805.00</b>   |
| <b>RESERVE EXPENSE</b>                   |                      |                        |                     |                       |
| <b>RESERVE EXPENSES</b>                  |                      |                        |                     |                       |
| 9135-00 Bank Fees - Reserve              | 20.00                | -                      | (20.00)             | -                     |
| 9169-00 Masonry & Tuckpointing Capital   | 183,750.00           | 210,000.00             | 26,250.00           | 210,000.00            |
| <b>Total RESERVE EXPENSES</b>            | \$183,770.00         | \$210,000.00           | \$26,230.00         | \$210,000.00          |
| <b>Total RESERVE EXPENSE</b>             | <b>\$183,770.00</b>  | <b>\$210,000.00</b>    | <b>\$26,230.00</b>  | <b>\$210,000.00</b>   |
| <b>Net Reserve:</b>                      | <b>(\$85,100.33)</b> | <b>(\$106,195.00)</b>  | <b>\$21,094.67</b>  | <b>(\$106,195.00)</b> |

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