

## Plaza Condominiums

May 1, 2017 - April 30, 2018

	May	June	July	August	September	October	November	December	January	February	March	April	Total
<b>OPERATIONS</b>													
<b>OPERATING REVENUE</b>													
Operating Assessments	33,241.57	33,241.57	33,241.57	33,241.57	33,241.57	33,241.57	33,241.56	33,241.56	33,241.56	33,241.56	33,241.56	33,241.56	398,898.78
Discounts	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Late Fees	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
Interest - Operating	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	480.00
Rental Income	1,167.00	1,167.00	1,167.00	1,167.00	1,167.00	1,167.00	1,167.00	1,167.00	1,167.00	1,167.00	1,167.00	1,163.00	14,000.00
Laundry Lease Revenue	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	10,800.00
Conference Room Revenue	0.00	0.00	300.00	300.00	0.00	0.00	0.00	500.00	250.00	250.00	500.00	0.00	2,100.00
Miscellaneous Income	0.00	0.00	500.00	0.00	0.00	300.00	0.00	0.00	350.00	0.00	0.00	600.00	1,750.00
<b>TOTAL OPERATING REVENUE</b>	<b>35,398.57</b>	<b>35,398.57</b>	<b>36,198.57</b>	<b>35,698.57</b>	<b>35,398.57</b>	<b>35,698.57</b>	<b>35,398.56</b>	<b>35,898.56</b>	<b>35,998.56</b>	<b>35,648.56</b>	<b>35,898.56</b>	<b>35,994.56</b>	<b>428,628.78</b>
<b>OPERATING EXPENSE</b>													
Amortization Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Accounting Fees	0.00	0.00	4,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
Bad Debt	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cable & Internet	2,302.75	2,302.75	2,311.45	2,318.17	2,306.92	2,311.92	2,302.75	2,402.75	2,402.75	2,402.75	2,332.29	2,302.75	28,000.00
Chimney Cleaning	0.00	0.00	0.00	0.00	0.00	3,400.00	0.00	0.00	0.00	0.00	0.00	0.00	3,400.00
Common Area Cleaning	800.00	1,600.00	2,500.00	2,200.00	1,200.00	900.00	800.00	2,000.00	2,350.00	2,500.00	2,350.00	900.00	20,100.00
Contingency	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
Contract Labor	500.00	5,000.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	10,000.00
Electric	2,600.00	2,800.00	2,100.00	1,825.00	1,800.00	2,225.00	2,800.00	3,350.00	5,250.00	5,250.00	5,000.00	4,000.00	39,000.00
Elevator	50.00	50.00	50.00	3,350.00	50.00	670.00	50.00	50.00	325.00	3,255.00	50.00	50.00	8,000.00
Fire Protection	25.00	75.00	75.00	75.00	75.00	450.00	1,950.00	75.00	75.00	75.00	75.00	75.00	3,100.00
Firewood	0.00	0.00	2,300.00	1,000.00	1,000.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	4,800.00
Gas	350.00	150.00	300.00	300.00	250.00	250.00	100.00	1,000.00	2,500.00	2,200.00	1,800.00	600.00	9,800.00
HOA/BOD Meetings	50.00	100.00	50.00	1,200.00	0.00	50.00	0.00	50.00	0.00	50.00	0.00	50.00	1,600.00
Hot Tub Labor	400.00	725.00	1,400.00	900.00	600.00	325.00	450.00	1,000.00	1,000.00	900.00	1,250.00	350.00	9,300.00
Hot Tub Supplies	150.00	100.00	100.00	25.00	100.00	25.00	100.00	150.00	100.00	100.00	150.00	100.00	1,200.00
Insurance	2,582.00	2,584.00	2,584.00	2,584.00	2,584.00	2,582.00	2,584.00	2,584.00	2,584.00	2,584.00	2,582.00	2,582.00	31,000.00
Landscaping	1,500.00	5,000.00	3,000.00	1,500.00	1,100.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	12,600.00
Legal Fees	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	0.00	1,000.00	1,000.00	1,000.00	0.00	1,000.00	1,000.00	10,000.00
Maintenance Labor	1,100.00	2,400.00	1,500.00	3,000.00	1,100.00	2,000.00	3,500.00	2,000.00	1,600.00	1,300.00	1,500.00	1,500.00	22,500.00
Maintenance Supplies	500.00	500.00	500.00	1,000.00	700.00	500.00	700.00	600.00	500.00	500.00	500.00	500.00	7,000.00
Management Fees	2,471.00	2,471.00	2,471.00	2,471.00	2,471.00	2,471.00	2,471.00	2,471.00	2,471.00	2,471.00	2,471.00	2,471.00	29,652.00
Iron Horse marketing fee	1,333.00	1,333.00	1,333.00	1,333.00	1,333.00	1,333.00	1,333.00	1,333.00	1,333.00	1,333.00	1,333.00	1,333.00	15,996.00
Miscellaneous Expense	100.00	100.00	300.00	100.00	100.00	100.00	100.00	300.00	100.00	100.00	300.00	100.00	1,800.00
Snow Removal	0.00	0.00	0.00	0.00	0.00	500.00	3,000.00	8,000.00	8,500.00	8,000.00	7,000.00	3,500.00	38,500.00
Telephone	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	16,500.00
Trash	500.00	675.00	850.00	850.00	850.00	675.00	500.00	675.00	675.00	675.00	850.00	500.00	8,275.00
Water & Sanitation	4,856.00	4,856.00	4,856.00	4,856.00	4,856.00	4,856.00	4,856.00	4,856.00	4,856.00	4,856.00	4,856.00	4,856.00	58,272.00
<b>TOTAL OPERATING EXPENSE</b>	<b>25,544.75</b>	<b>36,196.75</b>	<b>36,405.45</b>	<b>34,712.17</b>	<b>26,300.92</b>	<b>28,948.92</b>	<b>31,421.75</b>	<b>36,721.75</b>	<b>40,446.75</b>	<b>41,876.75</b>	<b>38,224.29</b>	<b>29,594.75</b>	<b>406,395.00</b>
<b>Net Operating Income (Loss)</b>	<b>9,853.82</b>	<b>(798.18)</b>	<b>(206.88)</b>	<b>986.40</b>	<b>9,097.65</b>	<b>6,749.65</b>	<b>3,976.81</b>	<b>(823.19)</b>	<b>(4,448.19)</b>	<b>(6,228.19)</b>	<b>(2,325.73)</b>	<b>6,399.81</b>	<b>22,233.78</b>
<b>Capital</b>													
<b>Capital Revenue</b>													
Capital Assessments	12,200.38	12,200.38	12,200.38	12,200.38	12,200.38	12,200.38	12,200.38	12,200.38	12,200.38	12,200.38	12,200.38	12,200.38	146,404.56
Window Replacement /Special Assessments	0.00	0.00	0.00	1,000,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000,000.00
Interest - Capital	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
<b>Total Capital Revenue</b>	<b>12,300.38</b>	<b>12,300.38</b>	<b>12,300.38</b>	<b>1,012,300.38</b>	<b>12,300.38</b>	<b>12,300.38</b>	<b>12,300.38</b>	<b>12,300.38</b>	<b>12,300.38</b>	<b>12,300.38</b>	<b>12,300.38</b>	<b>12,300.38</b>	<b>1,147,604.56</b>
<b>Capital Expenses</b>													
Capital Expenditures	0.00	15,000.00	0.00	0.00	38,000.00	0.00	25,000.00	0.00	0.00	0.00	0.00	0.00	78,000.00
Depreciation Expense	43.66	43.66	43.66	43.66	43.66	43.66	43.66	43.66	43.66	43.66	43.66	43.74	524.00
Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL CAPITAL EXPENSE</b>	<b>43.66</b>	<b>15,043.66</b>	<b>43.66</b>	<b>43.66</b>	<b>38,043.66</b>	<b>43.66</b>	<b>25,043.66</b>	<b>43.66</b>	<b>43.66</b>	<b>43.66</b>	<b>43.66</b>	<b>43.74</b>	<b>78,524.00</b>
<b>Capital Reserve Net Contribution</b>	<b>12,256.72</b>	<b>(2,743.28)</b>	<b>12,256.72</b>	<b>1,012,256.72</b>	<b>(25,743.28)</b>	<b>12,256.72</b>	<b>(12,743.28)</b>	<b>12,256.72</b>	<b>12,256.72</b>	<b>12,256.72</b>	<b>12,256.72</b>	<b>12,256.64</b>	<b>1,069,080.56</b>
<b>Combined Operations &amp; Capital</b>	<b>22,110.54</b>	<b>(3,541.46)</b>	<b>12,049.84</b>	<b>1,013,243.12</b>	<b>(16,645.63)</b>	<b>19,006.37</b>	<b>(8,766.47)</b>	<b>11,433.53</b>	<b>7,808.53</b>	<b>6,028.53</b>	<b>9,930.99</b>	<b>18,656.45</b>	<b>1,091,314.34</b>