

## Central Park Condominium Townhomes Association, Inc.

## Profit &amp; Loss

04/13/26

January through December 2025

Accrual Basis

	<u>Jan - Dec 25</u>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
4000 · Member Dues	133,930.92
<b>Total Income</b>	<u>133,930.92</u>
<b>Gross Profit</b>	133,930.92
<b>Expense</b>	
5000 · General Maintenance	
5001 · Boiler Maintenance	918.49
5002 · Window Cleaning	3,500.00
5004 · Gutter Repair	225.00
5005 · Heat Tape Repair	1,289.78
5006 · Common Area Maintenance	2,135.21
5000 · General Maintenance - Other	296.55
<b>Total 5000 · General Maintenance</b>	<u>8,365.03</u>
5010 · Landscaping	
5011 · Snow Removal	9,566.91
5010 · Landscaping - Other	17,848.16
<b>Total 5010 · Landscaping</b>	<u>27,415.07</u>
5030 · Utilities	
5031 · Water	17,675.04
5032 · Electricity	8,101.71
5033 · Gas	250.73
5034 · Alarm	970.55
5035 · Telephone	389.47
5036 · Trash	7,205.10
<b>Total 5030 · Utilities</b>	<u>34,592.60</u>
5040 · Insurance	48,802.64
5050 · Administrative Costs	
5051 · Office Supplies	81.29
5052 · Postage & Mailing	107.00
5053 · Professional Fees	3,664.00
5054 · Management Fee	9,000.00
<b>Total 5050 · Administrative Costs</b>	<u>12,852.29</u>
5080 · Misc. Expenses	869.13
<b>Total Expense</b>	<u>132,896.76</u>
<b>Net Ordinary Income</b>	1,034.16
<b>Other Income/Expense</b>	
<b>Other Income</b>	
4020 · Late Fees & Interest	1,516.96
5060 · Capital Income	
5061 · Capital Dues	21,834.61
5062 · Special Assessments	180,000.00
5063 · Interest Income	628.64
<b>Total 5060 · Capital Income</b>	<u>202,463.25</u>
<b>Total Other Income</b>	203,980.21

Central Park Condominium Townhomes Association, Inc.

Profit & Loss

January through December 2025

---

	<u>Jan - Dec 25</u>
Other Expense	
5070 · Capital Expenses	
5071 · Roof Project	96,234.00
5072 · Decks	664.16
5073 · Fire Sprinkler Project	1,410.00
5075 · Security Monitoring	1,796.00
5076 · Asphalt Fill/Seal	2,500.00
5077 · Heat Tape	5,321.00
	<hr/>
Total 5070 · Capital Expenses	107,925.16
	<hr/>
Total Other Expense	107,925.16
	<hr/>
Net Other Income	96,055.05
	<hr/>
Net Income	<u><u>97,089.21</u></u>