Current Unaudited
Financial Documents

FirstService
RESIDENTIAL

ACCOUNT #		OPERATING FUND	RESERVE FUND	TOTAL FUNDS
	CURRENT ASSETS			
	CASH AND INVESTMENTS			
1060	Operating - Barrington Bank	37,284	0	37,284
1100-IC	(Due To) / Due From Reserve	(428,645)	0	(428,645)
1200-IC	(Due To)/Due From Operating	0	428,645	428,645
1201-MM	Reserve Money Market Accounts	0	115,842	115,842
1230-INV	Reserve Investment Accounts	0	495,870	495,870
	TOTAL CASH AND INVESTMENTS	**(391,361)**	**1,040,357**	**648,996**
	ACCOUNTS RECEIVABLE			
1310	Accounts Receivable	45,463	0	45,463
1310-1	Allowance for Doubtful Accounts	(61,000)	0	(61,000)
	TOTAL ACCOUNTS RECEIVABLES	**(15,537)**	**0**	**(15,537)**
	PREPAID ASSETS			
1661	Audit Prepaid Insurance	13,521	0	13,521
1663	Audit Scavenger Rebate Current	2,550	0	2,550
1961	Audit Receivable	0	(3,049)	(3,049)
1968	Audit Asset	0	0	0
	TOTAL PREPAID ASSETS	**16,071**	**(3,049)**	**13,022**
	FIXED ASSETS			
1710	Asset Account	21,440	0	21,440
1750	Accumulated Depreciation	(21,440)	0	(21,440)
	TOTAL FIXED ASSETS	**0**	**0**	**0**
	TOTAL ASSETS	**(390,827)**	**1,037,308**	**646,481**
	LIABILITIES & FUND BALANCE			
	ACCOUNTS PAYABLE			
2130	Prepaid Assessments	25,238	0	25,238
2140	Monies Return/Transfer	211	0	211
	TOTAL ACCOUNTS PAYABLE	**25,449**	**0**	**25,449**
	DEFERRED LIABILITIES			
2352	Deposits	7,500	0	7,500
2770	Audit Payable	195,727	0	195,727
2771	Audit Accrued Liability	13,678	0	13,678
2976	Audit Reserve Payable	0	5,608	5,608
	TOTAL DEFERRED LIABILITIES	**216,905**	**5,608**	**222,513**
	TOTAL LIABILITIES	**242,354**	**5,608**	**247,962**
	FUND BALANCE			
3520	Retained Earnings	(685,911)	0	(685,911)
3953	Retained Earnings	0	1,080,417	1,080,417
	CURRENT PROFIT / (LOSS)	**52,730**	**(48,717)**	**4,012**

ACCOUNT #		OPERATING FUND	RESERVE FUND	TOTAL FUNDS
	TOTAL FUND BALANCE	**(633,181)**	**1,031,700**	**398,519**
	TOTAL LIABILITIES / FUND BALANCE	**(390,827)**	**1,037,308**	**646,481**

Unaudited and subject to review

0465 110 East Delaware Condominium Association
Income & Expense Report
09/30/2025

Sep 2025 ACTUAL	Sep 2025 BUDGET	Sep 2025 $ VAR	Sep 2025 % VAR	ACCT	ACCOUNT DESC	Jan-Date Y-T-D ACTUAL	Jan-Date Y-T-D BUDGET	Y-T-D $ VAR	Y-T-D % VAR	2025 TOTAL BUDGET	REMAINING TO BE SPENT
					OPERATING ACTIVITY						
					OPERATING INCOME						
100,509	100,509	0	0 %	4010	Assessments - Regular	904,580	904,581	(1)	0 %	1,206,107	(301,527)
750	583	167	29 %	4020	Late Charges	1,800	5,247	(3,447)	(66)%	7,000	(5,200)
0	417	(417)	(100)%	4030	Move In/Move Out Fees	5,600	3,753	1,847	49 %	5,000	600
0	0	0	0 %	4050	Violation Income	1,500	0	1,500	0 %	0	1,500
0	180	(180)	(100)%	4110	Laundry Room Income	507	1,620	(1,113)	(69)%	2,160	(1,653)
0	0	0	0 %	4120	Concession/Vending Inc.	50	0	50	0 %	0	50
100	33	67	203 %	4130	Key Charges	520	297	223	75 %	400	120
5,571	5,571	0	0 %	4143	Leased Parking	41,918	50,139	(8,221)	(16)%	66,852	(24,934)
0	0	0	0 %	4145	Lease Fee Income	9,100	8,000	1,100	14 %	8,000	1,100
2,500	3,500	(1,000)	(29)%	4150	Commerical Rent	28,500	31,500	(3,000)	(10)%	42,000	(13,500)
0	0	0	0 %	4170	Maintenance Service Inc.	1,387	0	1,387	0 %	0	1,387
0	0	0	0 %	4180	Pet Income	0	1,500	(1,500)	(100)%	1,500	(1,500)
250	292	(42)	(14)%	4995	Miscellaneous Income	8,547	2,628	5,919	225 %	3,500	5,047
109,680	**111,085**	**(1,405)**	**(1)%**		**Total Operating Income**	**1,004,010**	**1,009,265**	**(5,255)**	**(1)%**	**1,342,519**	**(338,509)**
					OPERATING EXPENSES						
					PERSONNEL EXPENSE						
5,690	5,061	(629)	(12)%	7011	On Site Manager	54,305	48,677	(5,628)	(12)%	63,860	9,555
0	0	0	0 %	7020	Maintenance Salaries	237	0	(237)	0 %	0	(237)
5,667	5,971	304	5 %	7024	Janitorial Personnel	59,347	58,460	(887)	(2)%	80,517	21,171
18,136	18,794	658	4 %	7032	Doorperson/Security Personnel	184,209	185,522	1,313	1 %	241,966	57,757
3	432	429	99 %	7065	Payroll Process Fees	3,408	4,239	831	20 %	5,555	2,147
7,289	8,730	1,441	17 %	7080-1	Local One Benefits	65,118	78,570	13,452	17 %	105,353	40,235
2,751	3,000	249	8 %	7081	Payroll Taxes/Benefits	28,605	30,639	2,034	7 %	40,239	11,634
1,250	1,200	(50)	(4)%	7088	Employee Unit Benefit	11,250	11,400	150	1 %	15,600	4,350
40,786	43,188	2,402	6 %		Total Personnel Expenses	406,479	417,507	11,028	3 %	553,090	146,611
					UTILITIES						
9,308	11,083	1,775	16 %	7210	Electricity	117,364	99,747	(17,617)	(18)%	133,000	15,636
0	0	0	0 %	7210-5	Electricity Reimbursement	2,800	0	(2,800)	0 %	0	(2,800)
2,749	3,000	251	8 %	7220	Water & Sewer	22,559	27,000	4,441	16 %	36,000	13,441
1,291	1,508	217	14 %	7230	Gas	13,506	13,572	66	0 %	18,100	4,594
13,348	15,591	2,243	14 %		Total Utilities	156,229	140,319	(15,910)	(11)%	187,100	30,871
					BUILDING SERVICES						
781	583	(198)	(34)%	7410	Scavenger Services	6,182	5,247	(935)	(18)%	7,000	818
0	0	0	0 %	7412	Compactor/Trash Chute	1,295	3,300	2,005	61 %	3,600	2,305
145	133	(12)	(9)%	7420	Exterminating	1,305	1,197	(108)	(9)%	1,600	295
0	0	0	0 %	7432	Window Washing	2,560	2,450	(110)	(4)%	4,900	2,340
0	0	0	0 %	7433	Carpet Cleaning	704	1,600	896	56 %	3,200	2,496
0	42	42	100 %	7441	Lights, Bulbs and Tubes	0	378	378	100 %	500	500
0	500	500	100 %	7450	Fire Prevention	14,999	8,500	(6,499)	(76)%	11,124	(3,875)
0	1,250	1,250	100 %	7460	Elevator Services	2,526	11,250	8,724	78 %	15,000	12,474
2,895	2,895	0	0 %	7461	Elevator Maintenance Contract	26,052	26,055	3	0 %	34,736	8,684

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76	500	424	85 %	7470	Security Services	2,909	4,500	1,591	35 %	6,000	3,091
531	233	(298)	(128)%	7475	All Uniform Expenses	3,642	2,097	(1,545)	(74)%	2,800	(842)
211	0	(211)	0 %	7480	Maintenance Services	2,244	600	(1,644)	(274)%	2,500	256
0	75	75	100 %	7481	Water Softner Contract	0	675	675	100 %	900	900
4,638	6,211	1,573	25 %		Total Building Services	64,419	67,849	3,430	5 %	93,860	29,441
					BUILDING REPAIRS & MAINTENANCE						
0	1,417	1,417	100 %	7605	All Building Repairs	9,949	12,753	2,804	22 %	17,000	7,051
279	375	96	26 %	7607	Maintenance Supplies	5,736	3,375	(2,361)	(70)%	4,500	(1,236)
0	1,250	1,250	100 %	7610	Plumbing Repairs/Supplies	22,510	11,250	(11,260)	(100)%	15,000	(7,510)
0	208	208	100 %	7620	Electric Repairs/Supplies	0	1,872	1,872	100 %	2,500	2,500
7,729	7,075	(654)	(9)%	7623	Cable Services	53,279	63,675	10,396	16 %	84,900	31,621
0	2,592	2,592	100 %	7631	HVAC Maintenance Contract	22,119	23,328	1,209	5 %	31,100	8,981
0	1,042	1,042	100 %	7632	HVAC Repairs/Supplies	8,965	9,378	413	4 %	12,500	3,535
0	167	167	100 %	7648	Fire System Maintenance	1,915	1,503	(412)	(27)%	2,000	85
0	1,500	1,500	100 %	7650	All Painting & Decorating	1,411	3,000	1,589	53 %	3,000	1,589
8,007	15,626	7,619	49 %		Total Building Repairs & Maint.	125,885	130,134	4,249	3 %	172,500	46,615
					COMMON AREA LANDSCAPING						
620	500	(120)	(24)%	7805	Contract Landscape Services	9,093	10,630	1,537	14 %	15,120	6,027
0	0	0	0 %	7841	Normal Snow Removal	0	600	600	100 %	1,000	1,000
620	500	(120)	(24)%		Total Common Area & Landscape	9,093	11,230	2,137	19 %	16,120	7,027
					GENERAL & ADMINISTRATIVE						
4,677	4,750	73	2 %	8505	Management Contract	41,824	42,750	926	2 %	57,005	15,181
0	417	417	100 %	8520	Legal Services (Residents)	2,798	3,753	956	25 %	5,000	2,203
0	(417)	(417)	(100)%	8520-5	Legal Services Reimb (Resident)	(3,293)	(3,753)	(461)	(12)%	(5,000)	(1,708)
0	1,000	1,000	100 %	8521	Legal Services (Assn)	13,364	9,000	(4,364)	(48)%	12,000	(1,364)
0	0	0	0 %	8530	Audit & Financial Services	0	2,000	2,000	100 %	4,000	4,000
0	500	500	100 %	8543	Licenses/Inspection Fees	1,425	4,500	3,075	68 %	6,000	4,575
293	208	(85)	(41)%	8550	General Office Expenses	3,618	1,872	(1,746)	(93)%	2,500	(1,118)
0	0	0	0 %	8551	Photocopy/Reproduction	92	0	(92)	0 %	0	(92)
0	83	83	100 %	8552	Postage Expenses	931	747	(184)	(25)%	1,000	69
0	167	167	100 %	8553	Coupon Books/Lockbox Fee	1,557	1,503	(54)	(4)%	2,000	443
0	25	25	100 %	8554	Bank Charges	0	225	225	100 %	300	300
575	208	(367)	(176)%	8556	Dues, Fees, & Licenses	1,824	1,872	48	3 %	2,500	676
316	42	(274)	(651)%	8558	Office Equipment Expense	1,495	378	(1,117)	(295)%	500	(995)
461	208	(253)	(122)%	8560	Telephone/Pager Expense	4,572	1,872	(2,700)	(144)%	2,500	(2,072)
1,099	898	(201)	(22)%	8562	Assn Owned Mgmt/Exercise Assmt	9,895	8,082	(1,813)	(22)%	10,776	881
0	0	0	0 %	8581	Real Estate Taxes	17,271	31,800	14,529	46 %	31,800	14,529
0	458	458	100 %	8590	Interest Pd:Debt,Loans	0	4,122	4,122	100 %	5,500	5,500
292	333	41	12 %	8595	Other Administrative Expense	3,732	2,997	(735)	(25)%	4,000	268
7,713	8,880	1,167	13 %		Total General & Administrative	101,104	113,720	12,616	11 %	142,381	41,277

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					INSURANCE						
15,866	12,214	(3,652)	(30)%	8710	All Association Insurance	78,738	65,468	(13,270)	(20)%	65,468	(13,270)
15,866	12,214	(3,652)	(30)%		Total Insurance	78,738	65,468	(13,270)	(20)%	65,468	(13,270)
					TRANSFER TO RESERVE						
0	9,333	9,333	100 %	8805	Budgeted Transfer to Reserve	9,333	83,997	74,664	89 %	112,000	102,667
0	9,333	9,333	100 %		Total Transfers to Reserve	9,333	83,997	74,664	89 %	112,000	102,667
90,979	**111,543**	**20,564**	**18 %**		**Total Operating Expenses**	**951,280**	**1,030,224**	**78,944**	**8 %**	**1,342,519**	**391,239**
18,702	**(458)**	**19,160**	**999 %**		**Net Operating Income/(Loss)**	**52,730**	**(20,959)**	**73,689**	**352 %**	**0**	**52,730**
0	0	0	0 %		Total Expense	0	0	0	0 %	0	0
0	0	0	0 %		Total Expense	0	0	0	0 %	0	0
0	**0**	**0**	**0 %**		**Total Cash Flow Adjustments**	**0**	**0**	**0**	**0 %**	**0**	**0**
18,702	**(458)**	**19,160**	**999 %**		**Cash Flow Net Income/(Loss)**	**52,730**	**(20,959)**	**73,689**	**352 %**	**0**	**52,730**

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					RESERVE ACTIVITY						
					RESERVE INCOME						
0	9,333	(9,333)	(100)%	9001	Budgeted Operating Fund to Reserves	9,333	83,997	(74,664)	(89)%	112,000	(102,667)
882	2,500	(1,618)	(65)%	9025	Reserve Interest Inc	11,737	22,500	(10,763)	(48)%	30,000	(18,263)
882	**11,833**	**(10,951)**	**(93)%**		**Total Reserve Income**	**21,070**	**106,497**	**(85,427)**	**(80)%**	**142,000**	**(120,930)**
					RESERVE EXPENSES						
0	0	0	0 %	9160	Building Capital Expenses	17,466	0	(17,466)	0 %	0	(17,466)
0	0	0	0 %	9160-4	Building Capital Expense	14,830	0	(14,830)	0 %	0	(14,830)
14,397	17,423	3,026	17 %	9168	HVAC Capital Expense	37,490	156,807	119,317	76 %	209,070	171,580
14,397	**17,423**	**3,026**	**17 %**		**Total Reserve Expenses**	**69,787**	**156,807**	**87,020**	**55 %**	**209,070**	**139,283**
(13,514)	**(5,590)**	**(7,924)**	**(142)%**		**Net Reserve Income/(Loss)**	**(48,717)**	**(50,310)**	**1,593**	**3 %**	**(67,070)**	**18,353**
5,187	**(6,048)**	**11,235**	**186 %**		**Net Income/(Loss)**	**4,012**	**(71,269)**	**75,281**	**106 %**	**(67,070)**	**71,082**

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