

SunPointe II

Profit and Loss Standard

January through December 2025

| | Jan - Dec '... |
|--|---------------------|
| Ordinary Income/Expense | |
| Income | |
| 4010 — Assessments-Homeowners | 995,424.00 |
| 4095 — Reactivate Key Card | 75.00 |
| 4090 — Lost Key Charge | 200.00 |
| 4115 — Various Owner Charges | 824.85 |
| 4145 — Income-Int Operating Savings | 4.82 |
| 4150 — Comcast Easement Income | 5,020.22 |
| 4050 — Late Fees | 1,800.00 |
| 4060 — Interest on Accounts Receivable | 142.32 |
| 4040 — Fines-Homeowners | 250.00 |
| Total Income | 1,003,741.21 |
| Expense | |
| Administration | 5,854.35 |
| 4020 — Transfer to Reserves | 235,000.00 |
| 5085 — Website Maintenance | 982.00 |
| 5150 — Management Fees | 57,701.00 |
| 5160 — Commons Association Assess... | 24,780.00 |
| 5180 — Postage | 713.40 |
| 5190 — Miscellaneous Expense | 1,119.94 |
| 5230 — Trash/Recycling Expense | 31,881.60 |
| 5300 — Building Repairs | 7,654.92 |
| 5320 — Lighting Maintenance | 122.93 |
| 5330 — Lighting Repair Expense | 2,578.52 |
| 5450 — Parking Patrol Expense | 4,320.00 |
| 5490 — Water Feature Maintenance | 2,680.22 |
| 5530 — Pool Repair Expense | 3,396.75 |
| 5525 — Pool Bathroom Maintenance | 84.88 |
| 5520 — Pool Maintenance | 5,454.84 |
| 5510 — Pool Chemical Expense | 1,748.09 |
| 5470 — Tree Spraying Expense | 1,642.84 |
| 5460 — Snow Removal Expense | 21,841.42 |
| 5440 — Gutter Cleaning Expense | 6,750.00 |
| 5435 — Backflow Valve Certification | 725.00 |
| 5430 — Grounds Repairs Irrigation | 21,234.71 |
| 5420 — Grounds Monthly Maintenance | 40,588.92 |
| 5410 — Grounds Improvement Expense | 649.67 |
| 5350 — Fertilization/Weeds/Insect Exp | 2,136.66 |
| 5340 — Driveway Repair Expense | 260.69 |
| 5220 — Water & Sewer Expense | 89,842.01 |
| 5210 — Gas & Electric Expense | 6,273.01 |
| 5195 — Income Tax Expense | 1,608.00 |

01/06/26

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|-------------------------------|---------------------------|
| 5130 — Legal Retainer | 4,170.00 |
| 5120 — Legal General Fees | 320.00 |
| 5080 — Audit Fees | 2,650.00 |
| 5020 — A/R Processing Fee | 740.00 |
| 5480 — Tree/Shrub Maintenance | 6,111.00 |
| 5090 — Insurance Expense | 357,720.84 |
| Total Expense | <u>951,338.21</u> |
| Net Ordinary Income | 52,403.00 |
| Other Income/Expense | |
| Other Income | |
| Reserve Income | 243,636.79 |
| Total Other Income | <u>243,636.79</u> |
| Other Expense | |
| Reserve Expenditures | 434,761.96 |
| Total Other Expense | <u>434,761.96</u> |
| Net Other Income | <u>-191,125.17</u> |
| Net Income | <u><u>-138,722.17</u></u> |