

SunPointe II
Profit and Loss Standard
January through December 2025

	<u>Jan - Dec '...</u>
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 Epense	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

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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	<u>357,720.84</u>
Total Expense	<u>951,338.21</u>
 Net Ordinary Income	 52,403.00
 Other Income/Expense	
Other Income	
Reserve Income	<u>243,636.79</u>
Total Other Income	<u>243,636.79</u>
 Other Expense	
Reserve Expenditures	<u>434,761.96</u>
Total Other Expense	<u>434,761.96</u>
 Net Other Income	 <u>-191,125.17</u>
 Net Income	 <u>-138,722.17</u>