

SunPointe II

Profit and Loss Standard

January through July 2026

	Jan - Jul '26
Ordinary Income/Expense	
Income	
4050 — Late Fees	1,460.00
4052 — Registered and Certified Mail	31.44
4060 — Interest on Accounts Receivable	114.59
4045 — NSF Charge Back	40.00
4115 — Various Owner Charges	600.00
4147 — Income Int 3Month CD	1,152.44
4145 — Income-Int Operating Savings	8.18
4010 — Assessments-Homeowners	580,664.00
Total Income	584,070.65
Expense	
Administration	2,332.28
5020 — A/R Processing Fee	900.00
5210 — Gas & Electric Expense	3,244.97
5220 — Water & Sewer Expense	56,722.59
5300 — Building Repairs	6,299.84
5320 — Lighting Maintenance	300.61
5510 — Pool Chemical Expense	1,380.42
5540 — Tennis Court Repair Expense	29.01
5530 — Pool Repair Expense	2,161.07
5525 — Pool Bathroom Maintenance	14.81
5520 — Pool Maintenance	2,337.27
5490 — Water Feature Maintenance	1,750.00
5470 — Tree Spraying Expense	7,265.18
5450 — Parking Patrol Expense	2,660.00
5460 — Snow Removal Expense	4,825.00
5435 — Backflow Valve Certification	1,012.45
5430 — Grounds Repairs Irrigation	4,692.43
5420 — Grounds Monthly Maintenance	24,902.43
5350 — Fertilization/Weeds/Insect Exp	1,154.14
5230 — Trash/Recycling Expense	19,051.20
5195 — Income Tax Expense	2,260.00
5190 — Miscellaneous Expense	1,627.25
5180 — Postage	796.68
5160 — Commons Association Assess...	18,168.00
5150 — Management Fees	35,000.00
5130 — Legal Retainer	2,450.00
5120 — Legal General Fees	1,355.00
5085 — Website Maintenance	740.00
5080 — Audit Fees	350.00
4020 — Transfer to Reserves	122,500.00

08/20/26

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	<u>Jan - Jul '26</u>
5480 — Tree/Shrub Maintenance	11,883.00
5090 — Insurance Expense	<u>232,867.42</u>
Total Expense	<u>573,033.05</u>
Net Ordinary Income	11,037.60
Other Income/Expense	
Other Income	
Reserve Income	<u>123,952.01</u>
Total Other Income	123,952.01
Other Expense	
Reserve Expenditures	<u>95,400.00</u>
Total Other Expense	<u>95,400.00</u>
Net Other Income	<u>28,552.01</u>
Net Income	<u><u>39,589.61</u></u>