

Balance Sheet

Property: Powder Wood Condominium Association
As of 09/30/25 (accrual basis)

ASSETS

Bank	
1000 Powder Wood Operating Acct	190,520.69
1020 Reserve Account	384,677.76
Total Bank	575,198.45
Accounts Receivable	
1100 Accounts Receivable	21,682.18
Total Accounts Receivable	21,682.18
Other Current Asset	
1200 Undeposited Funds	1,412.81
1700 Prepaid Expenses	
1704 Taxes Prepaid	3,809.00
1700 Total Prepaid Expenses	3,809.00
Total Other Current Asset	5,221.81
TOTAL ASSETS	602,102.44

LIABILITIES & EQUITY

Liabilities

Accounts Payable	
2000 Accounts Payable	98,345.89
Total Accounts Payable	98,345.89
Other Current Liability	
2100 Accrued Expenses	10,098.68
2200 A/P - CC Realty, LLC	-14.77
2300 Prepaid HOA Dues	36,026.95
Total Other Current Liability	46,110.86
Total Liabilities	144,456.75

Equity

3000 Net Income	75,722.18
3001 Retained Earnings	381,923.51
Total Equity	457,645.69
TOTAL LIABILITIES & EQUITY	602,102.44

Financial Statement

Property: Powder Wood Condominium Association
01/01/25 - 09/30/25 (accrual)

ASSETS

Bank	
1000 Powder Wood Operating Acct	190,520.69
1020 Reserve Account	384,677.76
Total Bank	575,198.45
Accounts Receivable	
1100 Accounts Receivable	21,682.18
Total Accounts Receivable	21,682.18
Other Current Asset	
1200 Undeposited Funds	1,412.81
1700 Prepaid Expenses	
1704 Taxes Prepaid	3,809.00
1700 Total Prepaid Expenses	3,809.00
Total Other Current Asset	5,221.81
TOTAL ASSETS	602,102.44

LIABILITIES & EQUITY

Liabilities

Accounts Payable	
2000 Accounts Payable	98,345.89
Total Accounts Payable	98,345.89
Other Current Liability	
2100 Accrued Expenses	10,098.68
2200 A/P - CC Realty, LLC	-14.77
2300 Prepaid HOA Dues	36,026.95
Total Other Current Liability	46,110.86
Total Liabilities	144,456.75

Equity

Equity	
3001 Retained Earnings	381,923.51
Total Equity	381,923.51
Income	
4000 Income	
4001 HOA Assessments	443,750.94
4002 Fees-Late/Interest/Atty	5,456.20
4003 Parking Income	4,445.00
4004 Clubhouse Rental Income	1,575.00
4005 Misc Income	1,746.17
4008 Maintenance Assessment	4,118.70
4010 Cable/Internet Assessment	138,838.32
4011 Water/Sewer Assessment	323,545.32
4012 Reinvestment Fee	4,999.99
4000 Total Income	928,475.64

Total Income	928,475.64
Other Income	
8000 Reserve Account Income	
4009 Reserve Assessment	243,750.06
8001 Interest Income	862.88
8000 Total Reserve Account Income	244,612.94
Total Other Income	244,612.94
Expense	
5000 Administration	
5001 Accounting Services	250.00
5002 Bank Service Charge	766.65
5004 Legal & Professional	1,375.10
5005 Miscellaneous Administrative	335.56
5006 Office Equipment	1,220.00
5007 Office Supplies	1,720.59
5008 Printing & Postage	5.52
5009 Telephone	1,849.79
5011 Management Fees	39,397.50
5014 Computer & IT Support / Repair	1,615.25
5015 Cell Phone / After Hours	324.82
5016 Uniforms	163.02
5017 Software / Training	438.21
5000 Total Administration	49,462.01
5100 Payroll	
5101 Administrative Payroll	46,836.18
5103 Administrative Payroll Taxes	2,941.81
5104 Admin Other Employee Related Costs/Payroll Fee	1,168.54
5105 Admin Temp Labor	5,850.00
5106 Maintenance Payroll	42,958.47
5107 Maintenance Benefits	3,257.95
5108 Maintenance Payroll Taxes	3,530.33
5109 Maint Other Employee Related Costs	198.31
5110 Maint Temp Labor	28,045.00
5100 Total Payroll	134,786.59
5300 Maintenance-Vendor Contract & Supplies	
5301 Alarm System/Fire Sprinklers	50,018.09
5302 Contracted Services & Supplies	1,592.50
5303 Common Area Contracted Service & Supplies	17,933.53
5304 Asphalt Repairs / Restripe	5,843.70
5307 Plumbing Repairs	49,245.53
5308 Roof Repairs	1,230.00
5309 Stairs / Landings	2,990.40
5310 Painting Services	2,362.00
5311 Electrical Repairs	3,517.96
5312 Landscaping Contract	50,670.00
5313 Snow Removal	5,366.54
5314 Landscaping Services/Grounds Supplies	25,347.82
5315 Pest Control	365.25
5316 Rec. Fac./Pool & Spa	9,409.71
5317 Rec. Fac./Rec. Equipment Maintenance	950.55
5318 Window Washing Service	2,248.00
5319 Maintenance Supplies	84.87
5320 Vehicle/Equip Expense	402.36
5300 Other Maintenance-Vendor Contract & Supplies	1,304.50
5300 Total Maintenance-Vendor Contract & Supplies	230,883.31

5400 Repairs & Maintenance - In House	
5401 Paint Supplies	4,155.42
5403 Electrical Supplies	50.00
5404 Light Bulbs / Fixtures	1,306.11
5405 Exterior Building	183.13
5407 Doors/Windows/Screen Repair Supplies	420.32
5408 Maintenance Equipment	67.80
5409 Misc Repairs & Maintenance Supplies	4,722.75
5400 Total Repairs & Maintenance - In House	10,905.53
5900 Utilities	
5901 Bulk Cable & Internet	121,027.00
5902 Electricity	24,125.97
5903 Internet Service-Office	1,820.60
5904 Natural Gas	6,968.12
5905 Trash	18,240.00
5906 Sewer	110,303.74
5907 Water	219,393.13
5900 Total Utilities	501,878.56
6100 Insurance	
6103 Package/Liability Insurance	28,067.40
6100 Total Insurance	28,067.40
6200 Taxes	
6201 State/Federal Taxes	168.00
6200 Total Taxes	168.00
Total Expense	956,151.40
Other Expense	
9000 Reserve Account Expense	
9001 Reserve Expense	141,215.00
9000 Total Reserve Account Expense	141,215.00
Total Other Expense	141,215.00
Net Income (1/1/2025 thru 9/30/2025)	75,722.18
Total Equity	457,645.69
TOTAL LIABILITIES & EQUITY	602,102.44

Budget Comparison

Property: Powder Wood Condominium Association

Comparison Periods: 01/01/25 - 09/30/25 and 01/01/24 - 09/30/25 (accrual basis)

	Actual 01/01/25 - 09/30/25	Budget 01/25 - 09/25	\$ Change	% Change	Actual 01/01/24 - 09/30/25	Budget 01/24 - 09/25	\$ Change	% Change
INCOME								
4000 Income								
4001 HOA Assessments	443,750.94	441,086.67	2,664.27	0.6 %	998,379.07	992,770.68	5,608.39	0.6 %
4002 Fees-Late/Interest/Atty	5,456.20	2,250.00	3,206.20	142.5 %	9,820.34	4,830.00	4,990.34	103.3 %
4003 Parking Income	4,445.00	3,375.00	1,070.00	31.7 %	10,406.01	8,275.00	2,131.01	25.8 %
4004 Clubhouse Rental Income	1,575.00	900.00	675.00	75.0 %	4,124.99	2,400.00	1,724.99	71.9 %
4005 Misc Income	1,746.17	1,125.00	621.17	55.2 %	6,013.61	2,625.00	3,388.61	129.1 %
4007 Fines	0.00	0.00	0.00		455.00	500.00	-45.00	-9.0 %
4008 Maintenance Assessment	4,118.70	750.01	3,368.69	449.2 %	5,396.99	750.01	4,646.98	619.6 %
4010 Cable/Internet Assessment	138,838.32	138,840.62	-2.30	0.0 %	322,349.08	322,289.62	59.46	0.0 %
4011 Water/Sewer Assessment	323,545.32	323,407.81	137.51	0.0 %	658,099.48	657,827.81	271.67	0.0 %
4012 Reinvestment Fee	4,999.99	9,750.00	-4,750.01	-48.7 %	31,335.72	25,350.00	5,985.72	23.6 %
4000 Total Income	928,475.64	921,485.11	6,990.53	0.8 %	2,046,380.29	2,017,618.12	28,762.17	1.4 %
TOTAL INCOME	928,475.64	921,485.11	6,990.53	0.8 %	2,046,380.29	2,017,618.12	28,762.17	1.4 %
EXPENSE								
5000 Administration								
5001 Accounting Services	250.00	80.00	170.00	212.5 %	250.00	80.00	170.00	212.5 %
5002 Bank Service Charge	766.65	0.00	766.65		929.08	120.00	809.08	674.2 %
5004 Legal & Professional	1,375.10	1,650.01	-274.91	-16.7 %	4,384.70	3,450.01	934.69	27.1 %
5005 Miscellaneous Administrative	335.56	374.99	-39.43	-10.5 %	345.56	874.99	-529.43	-60.5 %
5006 Office Equipment	1,220.00	0.00	1,220.00		1,220.00	0.00	1,220.00	
5007 Office Supplies	1,720.59	567.00	1,153.59	203.5 %	3,133.61	1,323.00	1,810.61	136.9 %
5008 Printing & Postage	5.52	300.01	-294.49	-98.2 %	239.93	700.01	-460.08	-65.7 %
5009 Telephone	1,849.79	150.00	1,699.79	1,133.2 %	1,849.79	350.00	1,499.79	428.5 %
5011 Management Fees	39,397.50	39,397.50	0.00	0.0 %	90,397.50	90,397.50	0.00	0.0 %
5014 Computer & IT Support / Repair	1,615.25	585.00	1,030.25	176.1 %	4,395.24	1,365.00	3,030.24	222.0 %
5015 Cell Phone / After Hours	324.82	0.00	324.82		324.82	0.00	324.82	
5016 Uniforms	163.02	374.99	-211.97	-56.5 %	334.62	874.99	-540.37	-61.8 %
5017 Software / Training	438.21	150.00	288.21	192.1 %	697.18	300.00	397.18	132.4 %
5000 Total Administration	49,462.01	43,629.50	5,832.51	13.4 %	108,502.03	99,835.50	8,666.53	8.7 %
5100 Payroll								
5101 Administrative Payroll	46,836.18	40,784.93	6,051.25	14.8 %	95,417.83	93,580.93	1,836.90	2.0 %
5103 Administrative Payroll Taxes	2,941.81	2,842.82	98.99	3.5 %	6,373.32	6,522.82	-149.50	-2.3 %
5104 Admin Other Employee Related Co	1,168.54	900.00	268.54	29.8 %	2,971.38	1,980.00	991.38	50.1 %
5105 Admin Temp Labor	5,850.00	6,375.64	-525.64	-8.2 %	14,829.75	13,375.64	1,454.11	10.9 %
5106 Maintenance Payroll	42,958.47	70,194.77	-27,236.30	-38.8 %	107,662.31	163,787.77	-56,125.46	-34.3 %
5107 Maintenance Benefits	3,257.95	3,707.41	-449.46	-12.1 %	6,814.00	10,639.78	-3,825.78	-36.0 %

	Actual 01/01/25 - 09/30/25	Budget 01/25 - 09/25	\$ Change	% Change	Actual 01/01/24 - 09/30/25	Budget 01/24 - 09/25	\$ Change	% Change
5108 Maintenance Payroll Taxes	3,530.33	5,719.50	-2,189.17	-38.3 %	8,352.46	13,345.50	-4,993.04	-37.4 %
5109 Maint Other Employee Related Cos	198.31	187.50	10.81	5.8 %	466.62	437.50	29.12	6.7 %
5110 Maint Temp Labor	28,045.00	0.00	28,045.00		66,030.01	0.00	66,030.01	
5100 Total Payroll	134,786.59	130,712.57	4,074.02	3.1 %	308,917.68	303,669.94	5,247.74	1.7 %
5300 Maintenance-Vendor Contract & Supp								
5301 Alarm System/Fire Sprinklers	50,018.09	16,995.01	33,023.08	194.3 %	74,850.64	39,655.01	35,195.63	88.8 %
5302 Contracted Services & Supplies	1,592.50	1,874.97	-282.47	-15.1 %	1,592.50	4,374.97	-2,782.47	-63.6 %
5303 Common Area Contracted Service	17,933.53	14,999.98	2,933.55	19.6 %	27,998.49	31,999.98	-4,001.49	-12.5 %
5304 Asphalt Repairs / Restripe	5,843.70	3,749.99	2,093.71	55.8 %	11,391.69	8,749.99	2,641.70	30.2 %
5306 Concrete Repairs	0.00	1,125.00	-1,125.00	-100.0 %	500.00	2,625.00	-2,125.00	-81.0 %
5307 Plumbing Repairs	49,245.53	26,250.02	22,995.51	87.6 %	76,317.48	61,250.02	15,067.46	24.6 %
5308 Roof Repairs	1,230.00	3,000.01	-1,770.01	-59.0 %	5,290.00	7,000.01	-1,710.01	-24.4 %
5309 Stairs / Landings	2,990.40	0.00	2,990.40		5,948.22	0.00	5,948.22	
5310 Painting Services	2,362.00	0.00	2,362.00		2,542.00	0.00	2,542.00	
5311 Electrical Repairs	3,517.96	1,125.00	2,392.96	212.7 %	3,950.28	2,625.00	1,325.28	50.5 %
5312 Landscaping Contract	50,670.00	48,034.83	2,635.17	5.5 %	113,880.00	108,598.83	5,281.17	4.9 %
5313 Snow Removal	5,366.54	22,500.00	-17,133.46	-76.1 %	15,418.71	72,500.00	-57,081.29	-78.7 %
5314 Landscaping Services/Grounds Sup	25,347.82	18,749.97	6,597.85	35.2 %	48,004.59	78,749.97	-30,745.38	-39.0 %
5315 Pest Control	365.25	200.00	165.25	82.6 %	522.55	400.00	122.55	30.6 %
5316 Rec. Fac./Pool & Spa	9,409.71	13,500.00	-4,090.29	-30.3 %	39,695.40	31,500.00	8,195.40	26.0 %
5317 Rec. Fac./Rec. Equipment Mainten	950.55	2,070.00	-1,119.45	-54.1 %	1,900.16	4,830.00	-2,929.84	-60.7 %
5318 Window Washing Service	2,248.00	2,250.00	-2.00	-0.1 %	4,516.00	5,250.00	-734.00	-14.0 %
5319 Maintenance Supplies	84.87	675.00	-590.13	-87.4 %	600.99	1,575.00	-974.01	-61.8 %
5320 Vehicle/Equip Expense	402.36	1,425.01	-1,022.65	-71.8 %	2,126.88	3,325.01	-1,198.13	-36.0 %
5300 Other Maintenance-Vendor Contrac	1,304.50	0.00	1,304.50		3,273.50	0.00	3,273.50	
5300 Total Maintenance-Vendor Contrac	230,883.31	178,524.79	52,358.52	29.3 %	440,320.08	465,008.79	-24,688.71	-5.3 %
5400 Repairs & Maintenance - In House								
5401 Paint Supplies	4,155.42	3,299.99	855.43	25.9 %	9,353.70	7,699.99	1,653.71	21.5 %
5402 Plumbing Supplies	0.00	96.00	-96.00	-100.0 %	0.00	240.00	-240.00	-100.0 %
5403 Electrical Supplies	50.00	210.01	-160.01	-76.2 %	298.96	490.01	-191.05	-39.0 %
5404 Light Bulbs / Fixtures	1,306.11	1,499.99	-193.88	-12.9 %	3,527.17	3,499.99	27.18	0.8 %
5405 Exterior Building	183.13	1,200.01	-1,016.88	-84.7 %	956.08	2,800.01	-1,843.93	-65.9 %
5406 HVAC Repair / Supplies	0.00	0.00	0.00		595.48	0.00	595.48	
5407 Doors/Windows/Screen Repair Sup	420.32	217.52	202.80	93.2 %	734.97	507.52	227.45	44.8 %
5408 Maintenance Equipment	67.80	1,125.00	-1,057.20	-94.0 %	864.00	2,625.00	-1,761.00	-67.1 %
5409 Misc Repairs & Maintenance Suppl	4,722.75	3,600.00	1,122.75	31.2 %	7,525.80	8,400.00	-874.20	-10.4 %
5400 Other Repairs & Maintenance - In H	0.00	0.00	0.00		34.50	0.00	34.50	
5400 Total Repairs & Maintenance - In H	10,905.53	11,248.52	-342.99	-3.0 %	23,890.66	26,262.52	-2,371.86	-9.0 %
5900 Utilities								
5901 Bulk Cable & Internet	121,027.00	138,840.64	-17,813.64	-12.8 %	291,348.93	322,289.64	-30,940.71	-9.6 %
5902 Electricity	24,125.97	27,295.20	-3,169.23	-11.6 %	48,661.42	66,301.20	-17,639.78	-26.6 %
5903 Internet Service-Office	1,820.60	1,800.00	20.60	1.1 %	1,820.60	4,200.00	-2,379.40	-56.7 %
5904 Natural Gas	6,968.12	12,845.52	-5,877.40	-45.8 %	18,446.91	29,495.52	-11,048.61	-37.5 %

	Actual 01/01/25 - 09/30/25	Budget 01/25 - 09/25	\$ Change	% Change	Actual 01/01/24 - 09/30/25	Budget 01/24 - 09/25	\$ Change	% Change
5905 Trash	18,240.00	26,199.00	-7,959.00	-30.4 %	36,480.00	52,398.00	-15,918.00	-30.4 %
5906 Sewer	110,303.74	100,620.29	9,683.45	9.6 %	231,678.46	222,000.29	9,678.17	4.4 %
5907 Water	219,393.13	222,787.52	-3,394.39	-1.5 %	442,006.94	435,826.52	6,180.42	1.4 %
5900 Total Utilities	501,878.56	530,388.17	-28,509.61	-5.4 %	1,070,443.26	1,132,511.17	-62,067.91	-5.5 %
6100 Insurance								
6101 D & O Insurance	0.00	0.00	0.00		-717.00	0.00	-717.00	
6103 Package/Liability Insurance	28,067.40	31,185.99	-3,118.59	-10.0 %	67,082.74	49,756.14	17,326.60	34.8 %
6104 Umbrella Insurance	0.00	909.00	-909.00	-100.0 %	1,212.00	1,359.00	-147.00	-10.8 %
6105 Worker's Comp Insurance	0.00	1,314.37	-1,314.37	-100.0 %	1,066.78	3,066.86	-2,000.08	-65.2 %
6100 Total Insurance	28,067.40	33,409.36	-5,341.96	-16.0 %	68,644.52	54,182.00	14,462.52	26.7 %
6200 Taxes								
6201 State/Federal Taxes	168.00	250.00	-82.00	-32.8 %	727.00	250.00	477.00	190.8 %
6200 Other Taxes	0.00	0.00	0.00		0.00	250.00	-250.00	-100.0 %
6200 Total Taxes	168.00	250.00	-82.00	-32.8 %	727.00	500.00	227.00	45.4 %
6900 Prior Year Expense/Adjustments	0.00	0.00	0.00		-21,077.20	0.00	-21,077.20	
TOTAL EXPENSE	956,151.40	928,162.91	27,988.49	3.0 %	2,000,368.03	2,081,969.92	-81,601.89	-3.9 %
OTHER INCOME								
8000 Reserve Account Income								
4009 Reserve Assessment	243,750.06	243,750.01	0.05	0.0 %	543,750.06	543,750.01	0.05	0.0 %
8001 Interest Income	862.88	0.00	862.88		2,490.31	0.00	2,490.31	
8000 Total Reserve Account Income	244,612.94	243,750.01	862.93	0.4 %	546,240.37	543,750.01	2,490.36	0.5 %
TOTAL OTHER INCOME	244,612.94	243,750.01	862.93	0.4 %	546,240.37	543,750.01	2,490.36	0.5 %
OTHER EXPENSE								
9000 Reserve Account Expense								
9001 Reserve Expense	141,215.00	0.00	141,215.00		423,783.72	0.00	423,783.72	
9000 Total Reserve Account Expense	141,215.00	0.00	141,215.00		423,783.72	0.00	423,783.72	
TOTAL OTHER EXPENSE	141,215.00	0.00	141,215.00		423,783.72	0.00	423,783.72	
NET INCOME	75,722.18	237,072.21	-161,350.03	-68.1 %	168,468.91	479,398.21	-310,929.30	-64.9 %
NET INCOME SUMMARY								
Income	928,475.64	921,485.11	6,990.53	0.8 %	2,046,380.29	2,017,618.12	28,762.17	1.4 %
Expense	-956,151.40	-928,162.91	-27,988.49	3.0 %	-2,000,368.03	-2,081,969.92	81,601.89	3.9 %
Other Income & Expense	103,397.94	243,750.01	-140,352.07	-57.6 %	122,456.65	543,750.01	-421,293.36	-77.5 %
NET INCOME	75,722.18	237,072.21	-161,350.03	-68.1 %	168,468.91	479,398.21	-310,929.30	-64.9 %

Actual 01/01/25 - 09/30/25	Budget 01/25 - 09/25	\$ Change	% Change	Actual 01/01/24 - 09/30/25	Budget 01/24 - 09/25	\$ Change	% Change
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Profit & Loss 12 Month Recap

Property: Powder Wood Condominium Association

Monthly recap 01/01/25 - 09/30/25 (accrual basis)

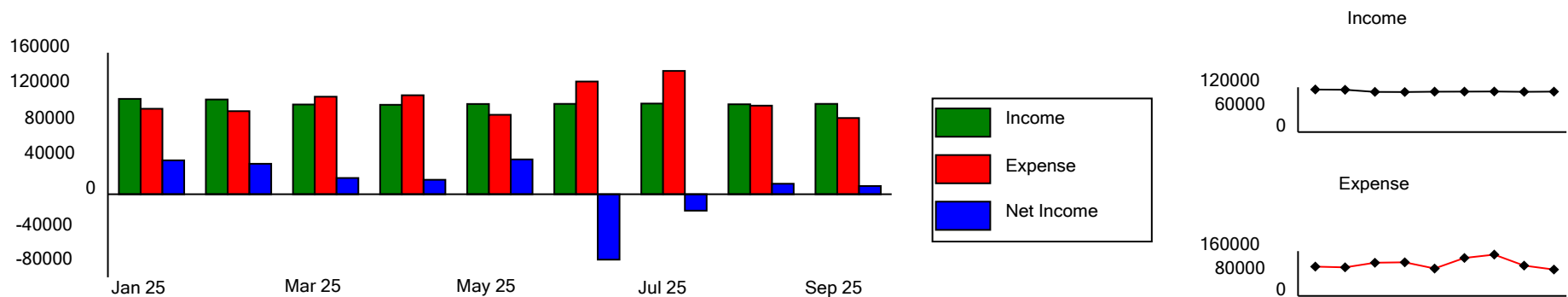
	JAN 25	FEB 25	MAR 25	APR 25	MAY 25	JUN 25	JUL 25	AUG 25	SEP 25	TOTAL
INCOME										
4000 Income										
4001 HOA Assessments	49,305.66	49,305.66	49,305.66	49,305.66	49,305.66	49,305.66	49,305.66	49,305.66	49,305.66	443,750.94
4002 Fees-Late/Interest/Atty	484.54	427.76	732.09	417.68	493.79	667.19	956.12	555.46	721.57	5,456.20
4003 Parking Income	480.00	510.00	505.00	270.00	660.00	595.00	420.00	560.00	445.00	4,445.00
4004 Clubhouse Rental Income	375.00	75.00	225.00	225.00	225.00	225.00	0.00	0.00	225.00	1,575.00
4005 Misc Income	875.00	325.00	220.00	70.00	0.80	70.00	110.37	75.00	0.00	1,746.17
4007 Fines	0.00	1,150.00	-500.00	-500.00	0.00	0.00	0.00	-150.00	0.00	0.00
4008 Maintenance Assessments	0.00	3,992.00	-378.30	0.00	0.00	0.00	350.00	35.00	120.00	4,118.70
4010 Cable/Internet Assessments	15,426.48	15,426.48	15,426.48	15,426.48	15,426.48	15,426.48	15,426.48	15,426.48	15,426.48	138,838.32
4011 Water/Sewer Assessments	35,949.48	35,949.48	35,949.48	35,949.48	35,949.48	35,949.48	35,949.48	35,949.48	35,949.48	323,545.32
4012 Reinvestment Fee	4,999.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,999.99
4000 Total Income	107,896.15	107,161.38	101,485.41	101,164.30	102,061.21	102,238.81	102,518.11	101,757.08	102,193.19	928,475.64
TOTAL INCOME	107,896.15	107,161.38	101,485.41	101,164.30	102,061.21	102,238.81	102,518.11	101,757.08	102,193.19	928,475.64
EXPENSE										
5000 Administration										
5001 Accounting Services	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00
5002 Bank Service Charge	10.00	10.00	20.00	40.00	586.65	10.00	50.00	30.00	10.00	766.65
5004 Legal & Professional	0.00	0.00	0.00	0.00	0.00	0.00	682.50	692.60	0.00	1,375.10
5005 Miscellaneous Administration	29.13	0.00	0.00	168.77	0.00	0.00	0.00	0.00	137.66	335.56
5006 Office Equipment	0.00	1,220.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,220.00
5007 Office Supplies	144.15	0.00	30.60	741.51	0.00	13.59	655.42	120.21	15.11	1,720.59
5008 Printing & Postage	0.00	5.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.52
5009 Telephone	205.49	205.49	205.49	205.33	205.33	205.33	205.71	205.81	205.81	1,849.79
5011 Management Fees	4,377.50	4,377.50	4,377.50	4,377.50	4,377.50	4,377.50	4,377.50	4,377.50	4,377.50	39,397.50
5014 Computer & IT Support /	27.26	744.66	241.30	77.26	77.26	125.47	77.26	167.39	77.39	1,615.25
5015 Cell Phone / After Hours	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	324.82	324.82
5016 Uniforms	0.00	0.00	0.00	0.00	163.02	0.00	0.00	0.00	0.00	163.02
5017 Software / Training	0.00	0.00	0.00	12.17	0.00	174.07	156.09	95.88	0.00	438.21
5000 Total Administration	5,043.53	6,563.17	4,874.89	5,622.54	5,409.76	4,905.96	6,204.48	5,689.39	5,148.29	49,462.01
5100 Payroll										
5101 Administrative Payroll	4,144.81	4,352.50	5,498.50	5,766.50	5,204.32	5,617.39	5,200.31	5,330.95	5,720.90	46,836.18
5103 Administrative Payroll Tax	307.98	322.57	325.75	348.44	330.04	242.46	329.72	339.97	394.88	2,941.81
5104 Admin Other Employee F	163.53	100.05	103.69	103.69	108.45	246.74	114.13	114.13	114.13	1,168.54
5105 Admin Temp Labor	660.00	670.00	380.00	990.00	1,010.00	670.00	0.00	1,000.00	470.00	5,850.00
5106 Maintenance Payroll	5,116.20	4,915.45	4,487.22	4,917.84	4,502.83	4,906.55	4,648.32	4,891.27	4,572.79	42,958.47
5107 Maintenance Benefits	222.83	379.39	379.39	379.39	379.39	379.39	379.39	379.39	379.39	3,257.95
5108 Maintenance Payroll Tax	396.63	365.99	327.99	360.31	400.08	428.56	409.76	433.00	408.01	3,530.33

	JAN 25	FEB 25	MAR 25	APR 25	MAY 25	JUN 25	JUL 25	AUG 25	SEP 25	TOTAL
5109 Maint Other Employee R	0.00	0.00	0.00	0.00	70.82	0.00	56.99	0.00	70.50	198.31
5110 Maint Temp Labor	3,611.25	3,127.50	3,611.25	3,285.00	3,600.00	3,510.00	3,040.00	3,480.00	780.00	28,045.00
5100 Total Payroll	14,623.23	14,233.45	15,113.79	16,151.17	15,605.93	16,001.09	14,178.62	15,968.71	12,910.60	134,786.59
5300 Maintenance-Vendor Contr										
5301 Alarm System/Fire Sprinkl	5,242.30	560.00	15,201.07	4,862.24	3,566.00	2,287.69	4,285.00	13,453.79	560.00	50,018.09
5302 Contracted Services & Si	1,592.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,592.50
5303 Common Area Contracte	458.35	1,427.50	320.00	7,807.22	320.00	1,782.50	4,562.86	561.33	693.77	17,933.53
5304 Asphalt Repairs / Restrip	0.00	2,330.19	0.00	305.32	239.60	2,000.26	461.41	285.44	221.48	5,843.70
5307 Plumbing Repairs	4,014.00	3,616.66	6,400.00	12,992.20	635.00	15,587.67	6,000.00	0.00	0.00	49,245.53
5308 Roof Repairs	0.00	0.00	0.00	0.00	880.00	350.00	0.00	0.00	0.00	1,230.00
5309 Stairs / Landings	0.00	0.00	2,990.40	0.00	0.00	0.00	0.00	0.00	0.00	2,990.40
5310 Painting Services	0.00	0.00	0.00	900.00	832.00	630.00	0.00	0.00	0.00	2,362.00
5311 Electrical Repairs	0.00	0.00	295.00	0.00	0.00	1,764.36	0.00	0.00	1,458.60	3,517.96
5312 Landscaping Contract	5,390.00	5,660.00	5,660.00	5,660.00	5,660.00	5,660.00	5,660.00	5,660.00	5,660.00	50,670.00
5313 Snow Removal	2,187.96	2,188.58	810.00	180.00	0.00	0.00	0.00	0.00	0.00	5,366.54
5314 Landscaping Services/Gr	1,146.85	2,310.36	941.69	31.88	1,698.51	15,331.27	2,019.75	1,483.16	384.35	25,347.82
5315 Pest Control	0.00	0.00	0.00	365.25	0.00	0.00	0.00	0.00	0.00	365.25
5316 Rec. Fac./Pool & Spa	856.96	0.00	1,670.57	688.21	462.50	2,525.65	1,347.64	460.22	1,397.96	9,409.71
5317 Rec. Fac./Rec. Equipmer	191.98	0.00	0.00	191.98	199.79	0.00	191.98	174.82	0.00	950.55
5318 Window Washing Service	0.00	0.00	0.00	0.00	0.00	0.00	2,248.00	0.00	0.00	2,248.00
5319 Maintenance Supplies	0.00	75.00	0.00	0.00	0.00	0.00	0.00	0.00	9.87	84.87
5320 Vehicle/Equip Expense	0.00	0.00	0.00	0.00	402.36	0.00	0.00	0.00	0.00	402.36
5300 Other Maintenance-Vend	178.00	0.00	0.00	0.00	0.00	780.00	0.00	0.00	346.50	1,304.50
5300 Total Maintenance-Vend	21,258.90	18,168.29	34,288.73	33,984.30	14,895.76	48,699.40	26,776.64	22,078.76	10,732.53	230,883.31
5400 Repairs & Maintenance - In										
5401 Paint Supplies	0.00	100.00	561.84	1,393.28	0.00	811.20	0.00	1,036.20	252.90	4,155.42
5403 Electrical Supplies	0.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00
5404 Light Bulbs / Fixtures	112.35	258.60	0.00	387.98	0.00	0.00	72.84	303.95	170.39	1,306.11
5405 Exterior Building	7.52	79.11	96.50	0.00	0.00	0.00	0.00	0.00	0.00	183.13
5407 Doors/Windows/Screen F	324.30	96.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	420.32
5408 Maintenance Equipment	17.06	0.00	50.74	0.00	0.00	0.00	0.00	0.00	0.00	67.80
5409 Misc Repairs & Maintena	380.77	63.31	1,151.63	283.86	0.00	235.72	849.39	176.82	1,581.25	4,722.75
5400 Total Repairs & Maintena	842.00	597.04	1,910.71	2,065.12	0.00	1,046.92	922.23	1,516.97	2,004.54	10,905.53
5900 Utilities										
5901 Bulk Cable & Internet	13,433.99	13,445.81	13,449.60	13,449.60	13,635.68	13,263.52	13,449.60	13,449.60	13,449.60	121,027.00
5902 Electricity	3,139.26	3,140.15	3,064.15	3,199.11	2,870.84	2,676.67	2,237.91	2,083.20	1,714.68	24,125.97
5903 Internet Service-Office	219.43	200.11	200.11	199.95	199.95	199.95	200.30	200.40	200.40	1,820.60
5904 Natural Gas	1,267.91	1,056.07	875.97	679.39	451.83	614.97	710.95	659.35	651.68	6,968.12
5905 Trash	0.00	0.00	0.00	0.00	0.00	0.00	18,240.00	0.00	0.00	18,240.00
5906 Sewer	10,317.95	10,317.95	10,317.95	10,317.95	10,317.95	10,317.95	28,198.68	10,098.68	10,098.68	110,303.74
5907 Water	23,263.71	23,160.40	23,134.01	23,164.41	23,308.07	26,658.95	25,212.84	25,344.12	26,146.62	219,393.13
5900 Total Utilities	51,642.25	51,320.49	51,041.79	51,010.41	50,784.32	53,732.01	88,250.28	51,835.35	52,261.66	501,878.56

6100 Insurance

	JAN 25	FEB 25	MAR 25	APR 25	MAY 25	JUN 25	JUL 25	AUG 25	SEP 25	TOTAL
6103 Package/Liability Insuran	3,118.60	3,118.60	3,118.60	3,118.60	3,118.60	3,118.60	3,118.60	3,118.60	3,118.60	28,067.40
6100 Total Insurance	3,118.60	3,118.60	3,118.60	3,118.60	3,118.60	3,118.60	3,118.60	3,118.60	3,118.60	28,067.40
6200 Taxes										
6201 State/Federal Taxes	168.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	168.00
6200 Total Taxes	168.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	168.00
TOTAL EXPENSE	96,696.51	94,001.04	110,348.51	111,952.14	89,814.37	127,503.98	139,450.85	100,207.78	86,176.22	956,151.40
OTHER INCOME										
8000 Reserve Account Income										
4009 Reserve Assessment	27,083.34	27,083.34	27,083.34	27,083.34	27,083.34	27,083.34	27,083.34	27,083.34	27,083.34	243,750.06
8001 Interest Income	103.91	100.38	104.10	90.72	100.07	102.59	96.33	82.23	82.55	862.88
8000 Total Reserve Account Ir	27,187.25	27,183.72	27,187.44	27,174.06	27,183.41	27,185.93	27,179.67	27,165.57	27,165.89	244,612.94
TOTAL OTHER INCOME	27,187.25	27,183.72	27,187.44	27,174.06	27,183.41	27,185.93	27,179.67	27,165.57	27,165.89	244,612.94
OTHER EXPENSE										
9000 Reserve Account Expense										
9001 Reserve Expense	0.00	5,853.00	0.00	0.00	0.00	75,900.00	8,792.00	16,770.00	33,900.00	141,215.00
9000 Total Reserve Account E	0.00	5,853.00	0.00	0.00	0.00	75,900.00	8,792.00	16,770.00	33,900.00	141,215.00
TOTAL OTHER EXPENS	0.00	5,853.00	0.00	0.00	0.00	75,900.00	8,792.00	16,770.00	33,900.00	141,215.00
NET INCOME	38,386.89	34,491.06	18,324.34	16,386.22	39,430.25	-73,979.24	-18,545.07	11,944.87	9,282.86	75,722.18

	JAN 25	FEB 25	MAR 25	APR 25	MAY 25	JUN 25	JUL 25	AUG 25	SEP 25	TOTAL
NET INCOME SUMMARY										
Income	107,896.15	107,161.38	101,485.41	101,164.30	102,061.21	102,238.81	102,518.11	101,757.08	102,193.19	928,475.64
Expense	-96,696.51	-94,001.04	-110,348.51	-111,952.14	-89,814.37	-127,503.98	-139,450.85	-100,207.78	-86,176.22	-956,151.40
Other Income & Expense	27,187.25	21,330.72	27,187.44	27,174.06	27,183.41	-48,714.07	18,387.67	10,395.57	-6,734.11	103,397.94
NET INCOME	38,386.89	34,491.06	18,324.34	16,386.22	39,430.25	-73,979.24	-18,545.07	11,944.87	9,282.86	75,722.18



Actual/Budget Fiscal Year Analysis

Property: Powder Wood Condominium Association

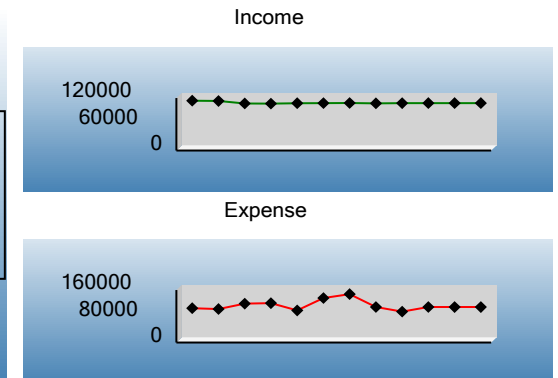
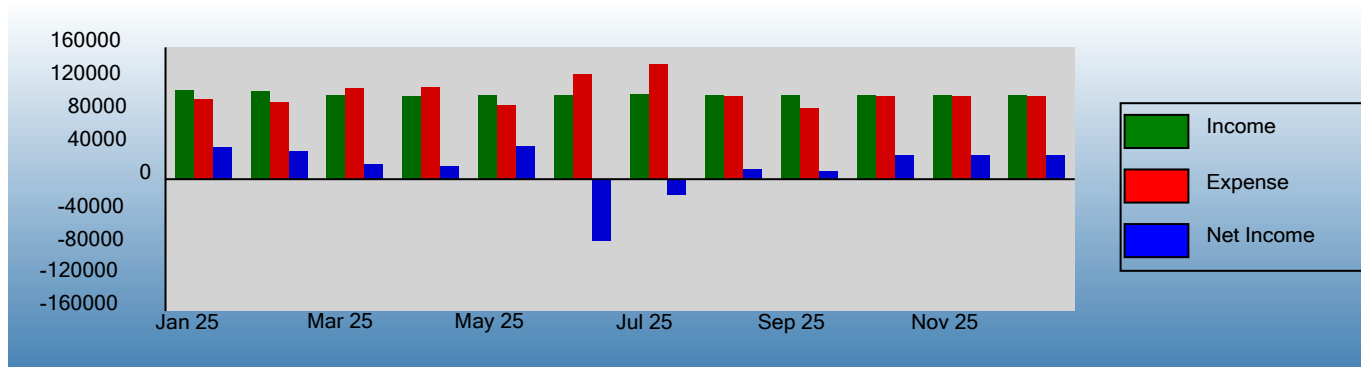
Analysis for Fiscal Year 01/01/25 - 12/31/25 (accrual basis) as of As of 09/30/25

	Actual									Budget			REVISED	ORIGINAL
	JAN 25	FEB 25	MAR 25	APR 25	MAY 25	JUN 25	JUL 25	AUG 25	SEP 25	OCT 25	NOV 25	DEC 25	TOTAL	BUDGET
INCOME														
4000 Income														
4001 HOA Assessments	49,305.66	49,305.66	49,305.66	49,305.66	49,305.66	49,305.66	49,305.66	49,305.66	49,305.66	49,009.63	49,009.63	49,009.63	590,779.83	588,115.56
4002 Fees-Late/Interest/At	484.54	427.76	732.09	417.68	493.79	667.19	956.12	555.46	721.57	250.00	250.00	250.00	6,206.20	3,000.00
4003 Parking Income	480.00	510.00	505.00	270.00	660.00	595.00	420.00	560.00	445.00	375.00	375.00	375.00	5,570.00	4,500.00
4004 Clubhouse Rental Inc	375.00	75.00	225.00	225.00	225.00	225.00	0.00	0.00	225.00	100.00	100.00	100.00	1,875.00	1,200.00
4005 Misc Income	875.00	325.00	220.00	70.00	0.80	70.00	110.37	75.00	0.00	125.00	125.00	125.00	2,121.17	1,500.00
4007 Fines	0.00	1,150.00	-500.00	-500.00	0.00	0.00	0.00	-150.00	0.00	0.00	0.00	0.00	0.00	0.00
4008 Maintenance Assessr	0.00	3,992.00	-378.30	0.00	0.00	0.00	350.00	35.00	120.00	83.33	83.33	83.33	4,368.69	1,000.00
4010 Cable/Internet Asses	15,426.48	15,426.48	15,426.48	15,426.48	15,426.48	15,426.48	15,426.48	15,426.48	15,426.48	15,426.74	15,426.73	15,426.74	185,118.53	185,120.83
4011 Water/Sewer Asses	35,949.48	35,949.48	35,949.48	35,949.48	35,949.48	35,949.48	35,949.48	35,949.48	35,949.48	35,934.19	35,934.19	35,934.19	431,347.89	431,210.38
4012 Reinvestment Fee	4,999.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,083.33	1,083.34	1,083.33	8,249.99	13,000.00
4000 Total Income	107,896.15	107,161.38	101,485.41	101,164.30	102,061.21	102,238.81	102,518.11	101,757.08	102,193.19	102,387.22	102,387.22	102,387.22	1,235,637.30	1,228,646.77
TOTAL INCOME	107,896.15	107,161.38	101,485.41	101,164.30	102,061.21	102,238.81	102,518.11	101,757.08	102,193.19	102,387.22	102,387.22	102,387.22	1,235,637.30	1,228,646.77
EXPENSE														
5000 Administration														
5001 Accounting Services	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.00	20.00	290.00	120.00
5002 Bank Service Charge	10.00	10.00	20.00	40.00	586.65	10.00	50.00	30.00	10.00	0.00	0.00	0.00	766.65	0.00
5004 Legal & Professional	0.00	0.00	0.00	0.00	0.00	0.00	682.50	692.60	0.00	183.33	183.33	183.33	1,925.09	2,200.00
5005 Miscellaneous Admin	29.13	0.00	0.00	168.77	0.00	0.00	0.00	0.00	137.66	41.69	41.66	41.66	460.57	500.00
5006 Office Equipment	0.00	1,220.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,220.00	0.00
5007 Office Supplies	144.15	0.00	30.60	741.51	0.00	13.59	655.42	120.21	15.11	63.00	63.00	63.00	1,909.59	756.00
5008 Printing & Postage	0.00	5.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33.33	33.33	33.33	105.51	400.00
5009 Telephone	205.49	205.49	205.49	205.33	205.33	205.33	205.71	205.81	205.81	16.68	16.66	16.66	1,899.79	200.00
5011 Management Fees	4,377.50	4,377.50	4,377.50	4,377.50	4,377.50	4,377.50	4,377.50	4,377.50	4,377.50	4,377.50	4,377.50	4,377.50	52,530.00	52,530.00
5014 Computer & IT Suppc	27.26	744.66	241.30	77.26	77.26	125.47	77.26	167.39	77.39	65.00	65.00	65.00	1,810.25	780.00
5015 Cell Phone / After Ho	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	324.82	0.00	0.00	0.00	324.82	0.00
5016 Uniforms	0.00	0.00	0.00	0.00	163.02	0.00	0.00	0.00	0.00	41.67	41.67	41.67	288.03	500.00
5017 Software / Training	0.00	0.00	0.00	12.17	0.00	174.07	156.09	95.88	0.00	0.00	0.00	0.00	438.21	150.00
5000 Total Administration	5,043.53	6,563.17	4,874.89	5,622.54	5,409.76	4,905.96	6,204.48	5,689.39	5,148.29	4,822.20	4,842.15	4,842.15	63,968.51	58,136.00
5100 Payroll														
5101 Administrative Payrol	4,144.81	4,352.50	5,498.50	5,766.50	5,204.32	5,617.39	5,200.31	5,330.95	5,720.90	4,531.65	4,531.65	4,531.65	60,431.13	54,379.88
5103 Administrative Payrol	307.98	322.57	325.75	348.44	330.04	242.46	329.72	339.97	394.88	315.86	315.86	315.86	3,889.39	3,790.40
5104 Admin Other Emplo	163.53	100.05	103.69	103.69	108.45	246.74	114.13	114.13	114.13	100.00	100.00	100.00	1,468.54	1,200.00
5105 Admin Temp Labor	660.00	670.00	380.00	990.00	1,010.00	670.00	0.00	1,000.00	470.00	708.40	708.40	708.40	7,975.20	8,500.84
5106 Maintenance Payroll	5,116.20	4,915.45	4,487.22	4,917.84	4,502.83	4,906.55	4,648.32	4,891.27	4,572.79	7,799.41	7,799.41	7,799.41	66,356.70	93,593.00
5107 Maintenance Benefits	222.83	379.39	379.39	379.39	379.39	379.39	379.39	379.39	379.39	411.93	411.93	411.93	4,493.74	4,943.20

	Actual									Budget			REVISED	ORIGINAL
	JAN 25	FEB 25	MAR 25	APR 25	MAY 25	JUN 25	JUL 25	AUG 25	SEP 25	OCT 25	NOV 25	DEC 25	TOTAL	BUDGET
5108 Maintenance Payroll	396.63	365.99	327.99	360.31	400.08	428.56	409.76	433.00	408.01	635.50	635.50	635.50	5,436.83	7,626.00
5109 Maint Other Employee	0.00	0.00	0.00	0.00	70.82	0.00	56.99	0.00	70.50	62.50	0.00	0.00	260.81	250.00
5110 Maint Temp Labor	3,611.25	3,127.50	3,611.25	3,285.00	3,600.00	3,510.00	3,040.00	3,480.00	780.00	0.00	0.00	0.00	28,045.00	0.00
5100 Total Payroll	14,623.23	14,233.45	15,113.79	16,151.17	15,605.93	16,001.09	14,178.62	15,968.71	12,910.60	14,565.25	14,502.75	14,502.75	178,357.34	174,283.32
5300 Maintenance-Vendor Costs														
5301 Alarm System/Fire Sprinkler	5,242.30	560.00	15,201.07	4,862.24	3,566.00	2,287.69	4,285.00	13,453.79	560.00	1,888.33	1,888.33	1,888.33	55,683.08	22,660.00
5302 Contracted Services	1,592.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	208.33	208.33	208.33	2,217.49	2,499.96
5303 Common Area Contractors	458.35	1,427.50	320.00	7,807.22	320.00	1,782.50	4,562.86	561.33	693.77	1,666.66	1,666.70	1,666.66	22,933.55	20,000.00
5304 Asphalt Repairs / Repaving	0.00	2,330.19	0.00	305.32	239.60	2,000.26	461.41	285.44	221.48	416.67	416.67	416.67	7,093.71	5,000.00
5306 Concrete Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125.00	125.00	125.00	375.00	1,500.00
5307 Plumbing Repairs	4,014.00	3,616.66	6,400.00	12,992.20	635.00	15,587.67	6,000.00	0.00	0.00	2,916.66	2,916.66	2,916.66	57,995.51	35,000.00
5308 Roof Repairs	0.00	0.00	0.00	0.00	880.00	350.00	0.00	0.00	0.00	333.33	333.33	333.33	2,229.99	4,000.00
5309 Stairs / Landings	0.00	0.00	2,990.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,990.40	0.00
5310 Painting Services	0.00	0.00	0.00	900.00	832.00	630.00	0.00	0.00	0.00	0.00	0.00	0.00	2,362.00	0.00
5311 Electrical Repairs	0.00	0.00	295.00	0.00	0.00	1,764.36	0.00	0.00	1,458.60	125.00	125.00	125.00	3,892.96	1,500.00
5312 Landscaping Contractors	5,390.00	5,660.00	5,660.00	5,660.00	5,660.00	5,660.00	5,660.00	5,660.00	5,660.00	5,337.20	5,337.20	5,337.20	66,681.60	64,046.43
5313 Snow Removal	2,187.96	2,188.58	810.00	180.00	0.00	0.00	0.00	0.00	0.00	2,500.00	2,500.00	2,500.00	12,866.54	30,000.00
5314 Landscaping Services	1,146.85	2,310.36	941.69	31.88	1,698.51	15,331.27	2,019.75	1,483.16	384.35	2,083.33	2,083.33	2,083.33	31,597.81	24,999.96
5315 Pest Control	0.00	0.00	0.00	365.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	365.25	200.00
5316 Rec. Fac./Pool & Spa	856.96	0.00	1,670.57	688.21	462.50	2,525.65	1,347.64	460.22	1,397.96	1,500.00	1,500.00	1,500.00	13,909.71	18,000.00
5317 Rec. Fac./Rec. Equipment	191.98	0.00	0.00	191.98	199.79	0.00	191.98	174.82	0.00	230.00	230.00	230.00	1,640.55	2,760.00
5318 Window Washing Services	0.00	0.00	0.00	0.00	0.00	0.00	2,248.00	0.00	0.00	250.00	250.00	250.00	2,998.00	3,000.00
5319 Maintenance Supplies	0.00	75.00	0.00	0.00	0.00	0.00	0.00	0.00	9.87	75.00	75.00	75.00	309.87	900.00
5320 Vehicle/Equipment Expenses	0.00	0.00	0.00	0.00	402.36	0.00	0.00	0.00	0.00	158.33	158.33	158.33	877.35	1,900.00
5300 Other Maintenance-Vendor	178.00	0.00	0.00	0.00	0.00	780.00	0.00	0.00	346.50	0.00	0.00	0.00	1,304.50	0.00
5300 Total Maintenance-Vendor	21,258.90	18,168.29	34,288.73	33,984.30	14,895.76	48,699.40	26,776.64	22,078.76	10,732.53	19,813.84	19,813.88	19,813.84	290,324.87	237,966.35
5400 Repairs & Maintenance														
5401 Paint Supplies	0.00	100.00	561.84	1,393.28	0.00	811.20	0.00	1,036.20	252.90	366.69	366.66	366.66	5,255.43	4,400.00
5402 Plumbing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24.00	0.00	24.00	48.00	144.00
5403 Electrical Supplies	0.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	23.33	23.33	23.33	119.99	280.00
5404 Light Bulbs / Fixtures	112.35	258.60	0.00	387.98	0.00	0.00	72.84	303.95	170.39	166.67	166.67	166.67	1,806.12	2,000.00
5405 Exterior Building	7.52	79.11	96.50	0.00	0.00	0.00	0.00	0.00	0.00	133.33	133.33	133.33	583.12	1,600.00
5407 Doors/Windows/Screening	324.30	96.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24.16	24.16	24.16	492.80	290.00
5408 Maintenance Equipment	17.06	0.00	50.74	0.00	0.00	0.00	0.00	0.00	0.00	125.00	125.00	125.00	442.80	1,500.00
5409 Misc Repairs & Maintenance	380.77	63.31	1,151.63	283.86	0.00	235.72	849.39	176.82	1,581.25	400.00	400.00	400.00	5,922.75	4,800.00
5400 Total Repairs & Maintenance	842.00	597.04	1,910.71	2,065.12	0.00	1,046.92	922.23	1,516.97	2,004.54	1,263.18	1,239.15	1,263.15	14,671.01	15,014.00
5900 Utilities														
5901 Bulk Cable & Internet	13,433.99	13,445.81	13,449.60	13,449.60	13,635.68	13,263.52	13,449.60	13,449.60	13,449.60	15,426.73	15,426.73	15,426.73	167,307.19	185,120.83
5902 Electricity	3,139.26	3,140.15	3,064.15	3,199.11	2,870.84	2,676.67	2,237.91	2,083.20	1,714.68	3,032.80	3,032.80	3,032.80	33,224.37	36,393.60
5903 Internet Service-Office	219.43	200.11	200.11	199.95	199.95	199.95	200.30	200.40	200.40	200.00	200.00	200.00	2,420.60	2,400.00
5904 Natural Gas	1,267.91	1,056.07	875.97	679.39	451.83	614.97	710.95	659.35	651.68	1,427.28	1,427.28	1,427.28	11,249.96	17,127.36
5905 Trash	0.00	0.00	0.00	0.00	0.00	0.00	18,240.00	0.00	0.00	0.00	0.00	0.00	18,240.00	26,199.00
5906 Sewer	10,317.95	10,317.95	10,317.95	10,317.95	10,317.95	10,317.95	28,198.68	10,098.68	10,098.68	11,180.03	11,180.03	11,180.03	143,843.83	134,160.38

	Actual										Budget			REVISED	ORIGINAL
	JAN 25	FEB 25	MAR 25	APR 25	MAY 25	JUN 25	JUL 25	AUG 25	SEP 25	OCT 25	NOV 25	DEC 25	TOTAL	BUDGET	
5907 Water	23,263.71	23,160.40	23,134.01	23,164.41	23,308.07	26,658.95	25,212.84	25,344.12	26,146.62	24,754.16	24,754.16	24,754.16	293,655.61	297,050.00	
5900 Total Utilities	51,642.25	51,320.49	51,041.79	51,010.41	50,784.32	53,732.01	88,250.28	51,835.35	52,261.66	56,021.00	56,021.00	56,021.00	669,941.56	698,451.17	
6100 Insurance															
6103 Package/Liability Insu	3,118.60	3,118.60	3,118.60	3,118.60	3,118.60	3,118.60	3,118.60	3,118.60	3,118.60	3,465.10	3,465.10	3,465.10	38,462.70	41,581.29	
6104 Umbrella Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	101.00	101.00	101.00	303.00	1,212.00	
6105 Worker's Comp Insur.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	146.04	146.04	146.04	438.12	1,752.49	
6100 Total Insurance	3,118.60	3,118.60	3,118.60	3,118.60	3,118.60	3,118.60	3,118.60	3,118.60	3,118.60	3,712.14	3,712.14	3,712.14	39,203.82	44,545.78	
6200 Taxes															
6201 State/Federal Taxes	168.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	168.00	250.00	
6200 Total Taxes	168.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	168.00	250.00	
TOTAL EXPENSE	96,696.51	94,001.04	110,348.51	111,952.14	89,814.37	127,503.98	139,450.85	100,207.78	86,176.22	100,197.61	100,131.07	100,155.03	1,256,635.11	1,228,646.62	
OTHER INCOME															
8000 Reserve Account Incom															
4009 Reserve Assessment	27,083.34	27,083.34	27,083.34	27,083.34	27,083.34	27,083.34	27,083.34	27,083.34	27,083.34	27,083.33	27,083.33	27,083.33	325,000.05	325,000.00	
8001 Interest Income	103.91	100.38	104.10	90.72	100.07	102.59	96.33	82.23	82.55	0.00	0.00	0.00	862.88	0.00	
8000 Total Reserve Accou	27,187.25	27,183.72	27,187.44	27,174.06	27,183.41	27,185.93	27,179.67	27,165.57	27,165.89	27,083.33	27,083.33	27,083.33	325,862.93	325,000.00	
TOTAL OTHER INCOME	27,187.25	27,183.72	27,187.44	27,174.06	27,183.41	27,185.93	27,179.67	27,165.57	27,165.89	27,083.33	27,083.33	27,083.33	325,862.93	325,000.00	
OTHER EXPENSE															
9000 Reserve Account Exper															
9001 Reserve Expense	0.00	5,853.00	0.00	0.00	0.00	75,900.00	8,792.00	16,770.00	33,900.00	0.00	0.00	0.00	141,215.00	0.00	
9000 Total Reserve Accou	0.00	5,853.00	0.00	0.00	0.00	75,900.00	8,792.00	16,770.00	33,900.00	0.00	0.00	0.00	141,215.00	0.00	
TOTAL OTHER EXPENSE	0.00	5,853.00	0.00	0.00	0.00	75,900.00	8,792.00	16,770.00	33,900.00	0.00	0.00	0.00	141,215.00	0.00	
NET INCOME	38,386.89	34,491.06	18,324.34	16,386.22	39,430.25	-73,979.24	-18,545.07	11,944.87	9,282.86	29,272.94	29,339.48	29,315.52	163,650.12	325,000.15	

	JAN 25	FEB 25	MAR 25	APR 25	Actual MAY 25	JUN 25	JUL 25	AUG 25	SEP 25	Budget OCT 25	NOV 25	DEC 25	REVISED TOTAL	ORIGINAL BUDGET
NET INCOME SUMMARY														
Income	107,896.15	107,161.38	101,485.41	101,164.30	102,061.21	102,238.81	102,518.11	101,757.08	102,193.19	102,387.22	102,387.22	102,387.22	1,235,637.30	1,228,646.77
Expense	-96,696.51	-94,001.04	110,348.51	111,952.14	-89,814.37	127,503.98	139,450.85	100,207.78	-86,176.22	100,197.61	100,131.07	100,155.03	1,256,635.11	1,228,646.62
Other Income & Expense	27,187.25	21,330.72	27,187.44	27,174.06	27,183.41	-48,714.07	18,387.67	10,395.57	-6,734.11	27,083.33	27,083.33	27,083.33	184,647.93	325,000.00
NET INCOME	38,386.89	34,491.06	18,324.34	16,386.22	39,430.25	-73,979.24	-18,545.07	11,944.87	9,282.86	29,272.94	29,339.48	29,315.52	163,650.12	325,000.15



Tenant Prepays

Property: Powder Wood Condominium Association

Summary All tenants as of 09/30/25

Tenant Name	Property	Unit	Acc.	Default Phone	Address	Amount
Krancer, David	PW Hoa	1A	1559	(610) 574-2712	6641 N. 2200 W. D-102	586.65
Beery, Kevin	PW Hoa	1D	1562	(801)502-7788	7085 N. 2200 W. 1D	616.63
Steffen, James	PW Hoa	1E	1563	(801)599-7409	1855 E. Crandall Circle	574.64
Page, Rebecca	PW Hoa	1H	1566	(435)214-6005	PO Box 681146	525.24
Kuhns, Glen	PW Hoa	1J	1568	(727)517-5004	7085 N. 2200 W. 1J	669.52
White, Jaclyn	PW Hoa	1K	1569	(435)862-4847	955 East South Temple	586.65
Barry, Virginia	PW Hoa	1L	1907	(336)253-0488	7085 N 2200 W 1L	2.78
Kendrick, Jennifer	PW Hoa	2A	1571	(435)890-2985	7065 N. 2200 W. 2a	10.00
Moreno, Lou	PW Hoa	2B	1572	(435) 901-1068	1039 Aerie Dr	793.43
Hawthorne, Keniar	PW Hoa	2G	1577	(231)818-9372	7065 N. 2200 W. G	646.41
Jubok, Morgan	PW Hoa	2H	1578	(413)441-8140	2255 E. Haun Ave	15.00
Faltin, Frederick	PW Hoa	2J	1580	(518)669-1704	9 North View Dr	94.38
Jonswold, Gilbert	PW Hoa	2M	1583	(612) 382-6006	P.O. Box 4706	62.01
Pfisterer, Joseph	PW Hoa	2O	1585	(703)628-2280	204 Taylor St	1.80
Alai, Houman	PW Hoa	2R	1588	(801) 674-8663	7561 Quicksilver Dr	551.65
Acevedo, Mercedes	PW Hoa	2U	1929		7065 N 2200 W 2U	586.65
Heckel, Jacqueline	PW Hoa	2W	1593	(803) 782-5663	6705 Brookfield Rd	432.09
Bellamy, Melinda	PW Hoa	3A	1595	(435)901-1929	7035 N. 2200 W. 3A	75.00
DelBene, Kelly	PW Hoa	3D	1598	(678)478-7632	205 Chardonay Ct	76.27
Watson, Acy	PW Hoa	3F	1600	(919)631-2463	7035 N. 2200 W. 3f	261.00
White, Pauline	PW Hoa	3I	1603	(435)640-7569	7035 North 2200 West, 3i	53.63
Roberts, Ian	PW Hoa	3J	1917	(507)995-0931	7035 N 2200 W 3J	35.00
Law, Rebekah	PW Hoa	3O	1868	(615)397-2702	7035 N 2200 W 3O	402.45
Miller-Brassey, Melanie	PW Hoa	3R	1612	(435)640-9998	145 Crestview Ln	232.17
Rust, Dondi	PW Hoa	3V	1616	(435) 659-1191	5381 Sagebrook Drive	48.00
Massparr LTD, Natasha Larse	PW Hoa	3X	1618	(801) 706-1572	2753 E Glenn Abbey Way	586.65
Jourdan, Will	PW Hoa	4B	1919	(404)713-0874	1447 Montgomery St.	606.93
Vance, Adrian	PW Hoa	4E	1892	(435)602-9518	1632 W. Fort Rd.	524.64
Hoots, Donna Mae	PW Hoa	4I	1627	(970)846-1823	2455 Country Road #42	98.39
Krueger, Leah	PW Hoa	5B	1632	(801) 567-4000	6563 S Canyon Crest Drive	299.15
Krancer, David	PW Hoa	5D	1634	(610) 574-2712	6641 N. 2200 W. D-102	538.65
Creer, Steven	PW Hoa	5E	1635	(435) 640-6209	PO Box 3942	35.00
Acevedo, Patricia H.	PW Hoa	5H	1638	(808)651-4064	6935 N. 2200 W. 5H	511.65
Rodriguez, Juan Manuel	PW Hoa	5I	1639	(435) 714-4423	6935 N. 2200 W. 5I	487.66
Ercanbrack, Diane	PW Hoa	5K	1641	(801)388-0067	3220 Upland Circle	2,065.11
Scherer, Steven	PW Hoa	6C	1645	(650)393-0049	6915 N. 2200 W. 6C	471.28
Page, Rebecca	PW Hoa	6E	1647	(435)645-9171	PO Box 681146	416.58
Williams, Charles (Chuck)	PW Hoa	6F	1814	(801)518-4143	6915 N 2200 W 6F	3,915.90
Folgert, Jeffrey	PW Hoa	6G	1649	(608)628-1126	6915 N. 2200 W. 6G	37.63
Cheryl B Kidder Trust, Cheryl	PW Hoa	6K	1653	(801) 942-8452	7519 S 2160 E	1,391.31
Archer, Clay	PW Hoa	6L	1654	(435) 649-6534	PO Box 980111	1,391.31
Guerra, Angela	PW Hoa	6Q	1872	(760)814-4672	6915 N. 2200 W. 6Q	35.00
Paniagua, Jesus	PW Hoa	6S	1661	(435)640-6382	6915 N. 2200 W. 6S	813.40
Moldenhauer, Jane	PW Hoa	6T	1662	(435) 659-9813	6915 N. 2200 W. 6T	0.20
Wangsgard, Jeff	PW Hoa	6W	1665	(801) 915-9686	10028 S Morgan Grove Way	259.90
Johnson, Jason	PW Hoa	7E	1837	(801)889-9967	6905 N 2200 W 7E	570.04
Juarez, Epigmenio	PW Hoa	7G	1673	(435)649-1160	6905 N. 2200 W. 7g	25.00
Vernell, Ariel	PW Hoa	7I	1675	(435) 659-4877	PO Box 981736	175.00
Harding, Deborah	PW Hoa	8G	1896	(385)266-9212	2635 E. 3020 S.	586.65
Bogenshutz, Jami	PW Hoa	8J	1688	(801) 792-5548	4121 S. Figbird Dr.	2.35
Rochford, Kylie	PW Hoa	8K	1915	(216)396-5891	6871 N 2200 W 8K	0.01
Messina, Marco	PW Hoa	8L	1690	(602)617-0703	10052 W. Bolinar Dr.	73.50
Radke, Geoffrey	PW Hoa	9A	1867	(248)705-8418	6861 N 2200 W 9A	490.29
Janes Jr, Albert	PW Hoa	9B	1692	(913)689-9835	9825 N. Stark Ave.	6.02
Hurlimann, Daniel	PW Hoa	9D	1694	(970) 379-6385	PO Box 981326	1,556.07
Broman, Jeffory	PW Hoa	9H	1698	(801)644-7653	PO Box 865	30.06

Tenant Name	Property	Unit	Acc.	Default Phone	Address	Amount
Barreras, Morganleigh	PW Hoa	9N	1884	(408)710-1877	1556 Fisher Ave.	553.86
Perez Alvarez, Rocelia	PW Hoa	9O	1705	(435)659-7785	PO Box 683241	473.99
Bartolo, Rhia	PW Hoa	9S	1709	(435)962-0523	6861 N. 2200 W. 9S	435.00
Olson, Brian	PW Hoa	9V	1712	(818) 438-1222	6861 N. 2200 W. 9V	0.20
Jardine, Brock	PW Hoa	10D	1913	(540)333-1524	7314 W. Arla J Way	586.65
Burnett, Bernice	PW Hoa	10G	1721	(716)720-1708	6851 N. 2200 W. 10G	0.03
Monasterio, Stephanie	PW Hoa	12B	1856	(661)205-1775	6831 N 2200 W 12B	0.79
Archer, Clay	PW Hoa	12G	1745	(435) 649-6534	PO Box 980111	1,391.31
S & S Property Management I	PW Hoa	12H	1746	(973)903-1943	6841 N 2200 W #13T	2.25
Card, Michael	PW Hoa	12I	1876	(435)631-4499	6831 N 2200 W 12I	616.58
Stoddard, Jennylyn	PW Hoa	12J	1879	(801)898-7781	12439 S. Omaha St.	465.38
Granville, Karri	PW Hoa	12M	1751	(323)270-2847	1738 Canyon Drive #101	621.63
Johnson, Charlie	PW Hoa	12N	1874	(619)850-4000	4316 Saddle Ridge Trail	489.64
Gill, Ranjodh (Sunny)	PW Hoa	12P	1906	(415)297-9094	524 Meadow Hall Dr.	586.65
Dehart, Dane	PW Hoa	12R	1893	(801)400-2743	917 E. Carson Garden Ln.	682.09
Schneider, Chris	PW Hoa	12W	1761	(435) 640-8595	785 Peninsula Dr	384.16
Alff, Darren	PW Hoa	13B	1764	(805)300-5061	3287 Corby Ave	483.77
Butchee, Theron	PW Hoa	13H	1770	(615) 352-6278	716 Adkisson Ln	321.77
Schonrock, Nicole	PW Hoa	13J	1910	(801)598-0870	6841 N 2200 W 13J	4.50
Mast, Christopher	PW Hoa	13N	1776	(801)971-4222	28845 N. Highfield Rd.	18.69
Benton, Cheryl	PW Hoa	13Q	1811	(801)906-3400	64 Thaynes Canyon Dr.	702.82
Cummins, Brendan	PW Hoa	13R	1780	(435) 602-9575	7192 Canyon Dr	302.50
Kirkham, Adam	PW Hoa	13U	1886	(801)450-1800	4645 Hunters Ridge Cir.	462.31
Ballance, Jessica	PW Hoa	13V	1841	(609)335-1442	6841 N 2200 W 13V	500.00
Totals:						36,026.95

Aged Receivables

Property: Powder Wood Condominium Association

Accounts as of 09/30/25

Name	Property	Unit	Acc#	Type	Date	0-30	31-60	61-90	91+	Total
*Powder Wood HOA	PW Hoa		1922	Maint	9/10/25	80.00	0.00	0.00	0.00	80.00
BLDJ Powderwood LLC, Bryan Le	PW Hoa	1C	1561	Maint	9/5/25	5.00	0.00	0.00	0.00	5.00
Vetter, William	PW Hoa	2D	1574	CABLE	9/1/25	463.77	0.00	0.00	0.00	463.77
Arishan Property Investment	PW Hoa	2I	1579	CABLE	9/1/25	75.00	0.00	0.00	0.00	75.00
Kuhns, Christine	PW Hoa	2N	1790	INT	9/5/25	460.66	0.00	0.00	0.00	460.66
Ritchie, Stephanie	PW Hoa	2T	1873	INT	9/5/25	645.42	0.00	0.00	0.00	645.42
Arishan Property Investments	PW Hoa	2V	1824	CABLE	9/1/25	62.01	0.00	0.00	0.00	62.01
Kintner, Eileen	PW Hoa	2W	1914	CABLE	9/1/25	75.00	0.00	0.00	0.00	75.00
Moldovan, Vanessa	PW Hoa	3T	1787	CABLE	9/1/25	586.65	58.80	0.00	0.00	645.45
Ball, Dispinia	PW Hoa	3U	1615	CABLE	9/1/25	586.65	0.00	0.00	0.00	586.65
GRW Investments, LL	PW Hoa	4A	1916	INT	9/5/25	768.79	757.43	157.39	7,894.42	9,578.03
Lien, Sally	PW Hoa	4C	1621	CABLE	9/1/25	33.45	0.00	0.00	0.00	33.45
Grigore, Gabriela	PW Hoa	4G	1839	CABLE	9/1/25	11.00	0.00	0.00	0.00	11.00
Tannen, Fran	PW Hoa	5C	1633	Maint	9/11/25	60.00	0.00	0.00	0.00	60.00
Chaus, Gus	PW Hoa	6A	1643	MReim	9/23/25	-247.50	0.00	0.00	0.00	-247.50
Williams, Charles (Chuck)	PW Hoa	6F	1814	INT	7/25/25	0.00	0.00	-53.59	0.00	-53.59
Taylor, Fatima	PW Hoa	6H	1650	CABLE	9/1/25	7.54	0.00	0.00	0.00	7.54
Lemon, Matthew	PW Hoa	6J	1652	INT	9/5/25	520.73	463.77	0.00	0.00	984.50
Alai, Houman - Tyler	PW Hoa	6M	1655	CABLE	9/1/25	6.97	0.00	0.00	0.00	6.97
Ball, Ed	PW Hoa	6N	1656	CABLE	9/1/25	586.65	0.00	0.00	0.00	586.65
Paniagua, Jesus	PW Hoa	6S	1661	PARK	9/22/25	-35.00	0.00	0.00	0.00	-35.00
Stark, Mike	PW Hoa	6U	1807	INT	9/5/25	747.50	729.32	814.06	2,946.72	5,237.60
Colby, A. Scott	PW Hoa	7J	1866	PARK	9/1/25	35.00	0.00	0.00	0.00	35.00
Guendner, Monika	PW Hoa	7L	1678	INT	9/5/25	606.66	0.00	0.00	0.00	606.66
Beckett, Jill	PW Hoa	8F	1684	CABLE	9/1/25	35.00	0.00	0.00	0.00	35.00
Blonski, Tadeusz	PW Hoa	9C	1693	CABLE	9/1/25	56.96	0.00	0.00	0.00	56.96
Easton, Carol	PW Hoa	9I	1882	CABLE	9/1/25	75.00	0.00	0.00	0.00	75.00
Torres, Nuria Ines	PW Hoa	10F	1853	CABLE	9/1/25	19.09	0.00	0.00	0.00	19.09
Garcia, Damaso	PW Hoa	11D	1730	CABLE	9/1/25	586.65	11.44	0.00	0.00	598.09
Stevens, Larissa	PW Hoa	11I	1735	MReim	9/26/25	-99.00	0.00	0.00	0.00	-99.00
Mattioli, Laurie	PW Hoa	13I	1894	CABLE	9/1/25	1.00	0.00	0.00	0.00	1.00
Arishan Property Investments, Asa	PW Hoa	13O	1840	PARK	9/1/25	105.00	0.00	0.00	0.00	105.00
Cummins, Brendan	PW Hoa	13R	1780	INT	9/5/25	63.24	62.30	60.49	759.74	945.77
Ghanem, Eric	PW Hoa	13R	1860	Maint	9/11/25	35.00	0.00	0.00	0.00	35.00
						7,019.89	2,083.06	978.35	11,600.88	21,682.18

Aged Receivables (Charge Summary)

Accounts as of 09/30/25

Type	Description	0-30	31-60	61-90	91+	Total
LC	Late Charge	350.00	200.00	100.00	1,147.24	1,797.24
1B	1B Assessment	540.02	173.55	0.00	0.00	713.57
2B	2B1/2B2 Assessment	1,411.24	352.81	0.00	1,739.95	3,504.00
2B2L	2B2L Assessment	1,516.53	352.81	0.00	2,469.67	4,339.01
1B WS	1B Water/Sewer Monthly	266.88	126.10	0.00	0.00	392.98
2B WS	2B1/2B2 Water/Sewer Monthl	1,505.30	332.36	0.00	2,067.70	3,905.36
CABLE	Cable/Internet Monthly Asses	1,247.92	273.22	0.00	878.97	2,400.11
INT	Interest 18% per annum	283.50	272.21	195.85	647.35	1,398.91
MReim	Maintenance Reimbursement	-346.50	0.00	0.00	0.00	-346.50
ATTY	Attorney Fees	0.00	0.00	682.50	0.00	682.50
PARK	Parking Fee	65.00	0.00	0.00	0.00	65.00
Maint	Maint Assessment	180.00	0.00	0.00	2,650.00	2,830.00
		7,019.89	2,083.06	978.35	11,600.88	21,682.18

Bills Paid

Property: Powder Wood Condominium Association

All Vendors

Based off of bills paid between 9/1/2025 and 9/30/2025

Vendor	Acct #	Invoice #	Bill Amount	Bill Date	Check Date	Check No.	Amount Paid
AAA Housekeeping		7510	320.00	8/20/25	9/8/25	ACH	320.00
Amazon		112-8843828-5609	164.39	8/1/25	9/8/25	Debit	164.39
Amazon		112-8925965-5329	171.24	8/1/25	9/8/25	Debit	171.24
Amazon		112-1869877-6067	225.48	8/1/25	9/8/25	Debit	225.48
Amazon		112-3426011-4467	124.51	8/7/25	9/8/25	Debit	124.51
Amazon		112-6818289-3553	114.20	8/18/25	9/8/25	Debit	114.20
Amazon		112-2048869-5325	266.00	8/18/25	9/8/25	Debit	266.00
Amazon		113-1804664-1708	109.76	8/22/25	9/8/25	Debit	109.76
Amazon		112-9922909-1469	53.79	8/28/25	9/8/25	Debit	53.79
Bizy Contracting LLC		2610	3,750.00	8/23/25	9/8/25	ACH	3,750.00
Building Electronic Systems Tex		405	560.00	9/1/25	9/8/25	2315	560.00
CC Realty, LLC		23378	4,377.50	9/1/25	9/17/25	ACH	4,377.50
CC Realty, LLC		23380	11,661.98	8/31/25	9/17/25	ACH	11,661.98
Challenger Industrial Supplies	5316	20149	352.22	8/26/25	9/8/25	2313	352.22
Comcast-XFINITY	8495441020539	20250921	200.40	9/21/25	9/10/25	Debit	200.40
Comcast-XFINITY	8495441020539	20250825	200.40	8/25/25	9/10/25	Debit	200.40
Comcast-XFINITY	8495441020539	20250827	205.81	8/27/25	9/10/25	Debit	205.81
Comcast-XFINITY	8495441020539	20250927	205.81	9/27/25	9/10/25	Debit	205.81
Comcast-XFINITY	8495441020539	20250924	13,449.60	9/24/25	9/17/25	Debit	13,449.60
Enbridge Gas		Hotub 9.24.25	154.49	9/24/25	9/8/25	Debit	154.49
Enbridge Gas		Pool 9.24.25	497.19	9/24/25	9/8/25	Debit	497.19
Fitness Plus Service & Repair, I		3681	174.82	8/25/25	9/8/25	2312	174.82
F-N-G Services LLC		211	1,080.00	7/25/25	9/10/25	ACH	1,080.00
F-N-G Services LLC		212	1,120.00	7/16/25	9/10/25	ACH	1,120.00
F-N-G Services LLC		213	840.00	7/28/25	9/10/25	ACH	840.00
F-N-G Services LLC		222	360.00	8/2/25	9/10/25	ACH	360.00
F-N-G Services LLC		223	420.00	8/6/25	9/10/25	ACH	420.00
F-N-G Services LLC		224	720.00	8/16/25	9/10/25	ACH	720.00
F-N-G Services LLC		225	420.00	8/13/25	9/10/25	ACH	420.00
F-N-G Services LLC		226	420.00	8/20/25	9/10/25	ACH	420.00
F-N-G Services LLC		227	720.00	8/29/25	9/10/25	ACH	720.00
F-N-G Services LLC		228	420.00	8/27/25	9/10/25	ACH	420.00
F-N-G Services LLC		229	420.00	9/3/25	9/10/25	ACH	420.00
F-N-G Services LLC		230	360.00	9/6/25	9/10/25	ACH	360.00
Jaclyn Magee DBA Dynasty Co		1984	470.00	9/4/25	9/8/25	ACH	470.00
Jenkins Bagley Sperry		20250821	692.60	8/21/25	9/8/25	Debit	692.60
Landscape Pro of Park City, Inc		15959	5,660.00	9/1/25	9/22/25	ACH	5,660.00
Landscape Pro of Park City, Inc		15964	1,368.00	8/31/25	9/22/25	ACH	1,368.00
Protek Fire Systems		21900	1,235.00	8/25/25	9/8/25	ACH	1,235.00
Protek Fire Systems		21820	585.00	8/19/25	9/8/25	ACH	585.00
Rocky Mountain Power		20250801	2,083.20	8/1/25	9/8/25	Debit	2,083.20
Snyderville Basin Water Reclar		20250828	10,098.68	8/28/25	9/8/25	Debit	10,098.68
Summit County Public Health D		20250902	216.00	9/2/25	9/8/25	2316	216.00
Summit Water Distribution Com	435.649.3722 (f	20250831	25,344.12	8/31/25	9/8/25	2314	25,344.12
Walmart		20250904	128.46	9/4/25	9/8/25	Debit	128.46
Total Bills:	45		92,520.65				92,520.65

General Ledger

Property: Powder Wood Condominium Association
Detail 09/01/25 - 09/30/25 (accrual basis)

Account Name	Date	Type	Reference	Description	Debit	Credit	Balance
5001 Accounting Services (Expense)							250.00
				No activity in the period			250.00
5001 Accounting Services			Beg Bal:	250.00	Activity:	0.00	250.00
5002 Bank Service Charge (Expense)							756.65
5002 Bank Servi	09/10/25	JOURNL	J668	NSF Fee Melissa Man	10.00		766.65
5002 Bank Service Charge			Beg Bal:	756.65	Activity:	10.00	766.65
5004 Legal & Professional (Expense)							1,375.10
				No activity in the period			1,375.10
5004 Legal & Professional			Beg Bal:	1,375.10	Activity:	0.00	1,375.10
5005 Miscellaneous Administrative (Expense)							197.90
5005 Miscellane	09/16/25	BILLITM	112-6889249-8	Amazon : Air freshener	37.66		235.56
5005 Miscellane	09/24/25	BILLITM	20250924	State of Utah Department of Commerce : Annual Busir	90.00		325.56
5005 Miscellane	09/30/25	BILLITM	23384	CC Realty, LLC : Notary	10.00		335.56
5005 Miscellaneous Administrative			Beg Bal:	197.90	Activity:	137.66	335.56
5006 Office Equipment (Expense)							1,220.00
				No activity in the period			1,220.00
5006 Office Equipment			Beg Bal:	1,220.00	Activity:	0.00	1,220.00
5007 Office Supplies (Expense)							1,705.48
5007 Office Supl	09/08/25	BILLITM	112-7275876-7	Amazon : coffee	15.11		1,720.59
5007 Office Supplies			Beg Bal:	1,705.48	Activity:	15.11	1,720.59
5008 Printing & Postage (Expense)							5.52
				No activity in the period			5.52
5008 Printing & Postage			Beg Bal:	5.52	Activity:	0.00	5.52
5009 Telephone (Expense)							1,643.98
5009 Telephone	09/27/25	BILLITM	20250927	Comcast-XFinity : Monthly telephone charge	205.81		1,849.79
5009 Telephone			Beg Bal:	1,643.98	Activity:	205.81	1,849.79
5011 Management Fees (Expense)							35,020.00
5011 Managemen	09/01/25	BILLITM	23378	CC Realty, LLC : Management Fees	4,377.50		39,397.50
5011 Management Fees			Beg Bal:	35,020.00	Activity:	4,377.50	39,397.50
5014 Computer & IT Support / Repair (Expense)							1,537.86
5014 Computer	09/30/25	BILLITM	23384	CC Realty, LLC : Web Portal	77.39		1,615.25
5014 Computer & IT Support / Repair			Beg Bal:	1,537.86	Activity:	77.39	1,615.25
5015 Cell Phone / After Hours (Expense)							0.00
5015 Cell Phone	09/05/25	BILLITM	20250905	Tracfone : After hours cell Renewal- 12 month renewa	324.82		324.82
5015 Cell Phone / After Hours			Beg Bal:	0.00	Activity:	324.82	324.82
5016 Uniforms (Expense)							163.02
				No activity in the period			163.02
5016 Uniforms			Beg Bal:	163.02	Activity:	0.00	163.02
5017 Software / Training (Expense)							438.21
				No activity in the period			438.21
5017 Software / Training			Beg Bal:	438.21	Activity:	0.00	438.21
5101 Administrative Payroll (Expense)							41,115.28
5101 Administra	09/30/25	BILLITM	23384	CC Realty, LLC : Payroll 10th	2,630.45		43,745.73
5101 Administra	09/30/25	BILLITM	23384	CC Realty, LLC : Payroll 25th	3,090.45		46,836.18
5101 Administrative Payroll			Beg Bal:	41,115.28	Activity:	5,720.90	46,836.18

Account Name	Date	Type	Reference	Description	Debit	Credit	Balance
5103 Administrative Payroll Taxes (Expense)							2,546.93
5103 Administra	09/30/21	BILLITM	23384	CC Realty, LLC : Payroll 10th	167.24		2,714.17
5103 Administra	09/30/21	BILLITM	23384	CC Realty, LLC : Payroll 25th	227.64		2,941.81
5103 Administrative Payroll Taxes			Beg Bal: 2,546.93	Activity: 394.88	394.88	0.00	2,941.81
5104 Admin Other Employee Related Costs/Payroll Fee (Expense)							1,054.41
5104 Admin Oth	09/30/21	BILLITM	23384	CC Realty, LLC : Paychex Employee Portal	21.23		1,075.64
5104 Admin Oth	09/30/21	BILLITM	23384	CC Realty, LLC : Paychex Time & Attendance / Payrol	92.90		1,168.54
5104 Admin Other Employee Related (			Beg Bal: 1,054.41	Activity: 114.13	114.13	0.00	1,168.54
5105 Admin Temp Labor (Expense)							5,380.00
5105 Admin Ten	09/04/21	BILLITM	1984	Jaclyn Magee DBA Dynasty Consulting LLC : Accounti	140.00		5,520.00
5105 Admin Ten	09/04/21	BILLITM	1984	Jaclyn Magee DBA Dynasty Consulting LLC : Accounti	150.00		5,670.00
5105 Admin Ten	09/04/21	BILLITM	1984	Jaclyn Magee DBA Dynasty Consulting LLC : Accounti	180.00		5,850.00
5105 Admin Temp Labor			Beg Bal: 5,380.00	Activity: 470.00	470.00	0.00	5,850.00
5106 Maintenance Payroll (Expense)							38,385.68
5106 Maintenanc	09/30/21	BILLITM	23384	CC Realty, LLC : Payroll 10th	2,283.90		40,669.58
5106 Maintenanc	09/30/21	BILLITM	23384	CC Realty, LLC : Payroll 25th	2,288.89		42,958.47
5106 Maintenance Payroll			Beg Bal: 38,385.68	Activity: 4,572.79	4,572.79	0.00	42,958.47
5107 Maintenance Benefits (Expense)							2,878.56
5107 Maintenanc	09/30/21	BILLITM	23384	CC Realty, LLC : Ameritas	19.64		2,898.20
5107 Maintenanc	09/30/21	BILLITM	23384	CC Realty, LLC : The Hartford	29.39		2,927.59
5107 Maintenanc	09/30/21	BILLITM	23384	CC Realty, LLC : Employee Benefits Contribution		328.64	2,598.95
5107 Maintenanc	09/30/21	BILLITM	23384	CC Realty, LLC : Select Health	659.00		3,257.95
5107 Maintenance Benefits			Beg Bal: 2,878.56	Activity: 379.39	708.03	328.64	3,257.95
5108 Maintenance Payroll Taxes (Expense)							3,122.32
5108 Maintenanc	09/30/21	BILLITM	23384	CC Realty, LLC : Payroll 10th	179.29		3,301.61
5108 Maintenanc	09/30/21	BILLITM	23384	CC Realty, LLC : Payroll 25th	228.72		3,530.33
5108 Maintenance Payroll Taxes			Beg Bal: 3,122.32	Activity: 408.01	408.01	0.00	3,530.33
5109 Maint Other Employee Related Costs (Expense)							127.81
5109 Maint Othe	09/30/21	BILLITM	23384	CC Realty, LLC : Dominos Team Lunch	70.50		198.31
5109 Maint Other Employee Related C			Beg Bal: 127.81	Activity: 70.50	70.50	0.00	198.31
5110 Maint Temp Labor (Expense)							27,265.00
5110 Maint Tem	09/03/21	BILLITM	229	F-N-G Services LLC : Cleaning, checks of spa, building	420.00		27,685.00
5110 Maint Tem	09/06/21	BILLITM	230	F-N-G Services LLC : Cleaning, checks, of spa building	360.00		28,045.00
5110 Maint Temp Labor			Beg Bal: 27,265.00	Activity: 780.00	780.00	0.00	28,045.00
5300 Maintenance-Vendor Contract & Supplies (Expense)							958.00
5300 Maintenanc	09/23/21	CREDIT	1643	Gus Chaus 6A Plumbing reimbursement a	247.50		1,205.50
5300 Maintenanc	09/26/21	CREDIT	1735	Larissa Stevens 111 Reimburse owner for clog i	99.00		1,304.50
5300 Maintenance-Vendor Contract &			Beg Bal: 958.00	Activity: 346.50	346.50	0.00	1,304.50
5301 Alarm System/Fire Sprinklers (Expense)							49,458.09
5301 Alarm Syst	09/01/21	BILLITM	405	Building Electronic Systems Technology : Fire Alarm M	560.00		50,018.09
5301 Alarm System/Fire Sprinklers			Beg Bal: 49,458.09	Activity: 560.00	560.00	0.00	50,018.09
5302 Contracted Services & Supplies (Expense)							1,592.50
				No activity in the period			1,592.50
5302 Contracted Services & Supplies			Beg Bal: 1,592.50	Activity: 0.00	0.00	0.00	1,592.50
5303 Common Area Contracted Service & Supplies (Expense)							17,239.76
5303 Common A	09/08/21	BILLITM	112-3542662-01	Amazon : TP and paper towels, hand soap	373.77		17,613.53
5303 Common A	09/17/21	BILLITM	7687	AAA Housekeeping : Clubhouse and all common area	320.00		17,933.53
5303 Common Area Contracted Servic			Beg Bal: 17,239.76	Activity: 693.77	693.77	0.00	17,933.53
5304 Asphalt Repairs / Restripe (Expense)							5,622.22
5304 Asphalt Re	09/08/21	BILLITM	112-4224902-01	Amazon : Pothole repair	111.00		5,733.22
5304 Asphalt Re	09/24/21	BILLITM	112-03312592-1	Amazon : Pothole Repair	110.48		5,843.70
5304 Asphalt Repairs / Restripe			Beg Bal: 5,622.22	Activity: 221.48	221.48	0.00	5,843.70

Account Name	Date	Type	Reference	Description	Debit	Credit	Balance
5307 Plumbing Repairs (Expense)							49,245.53
				No activity in the period			49,245.53
5307 Plumbing Repairs			Beg Bal:	49,245.53	Activity:	0.00	49,245.53
5308 Roof Repairs (Expense)							1,230.00
				No activity in the period			1,230.00
5308 Roof Repairs			Beg Bal:	1,230.00	Activity:	0.00	1,230.00
5309 Stairs / Landings (Expense)							2,990.40
				No activity in the period			2,990.40
5309 Stairs / Landings			Beg Bal:	2,990.40	Activity:	0.00	2,990.40
5310 Painting Services (Expense)							2,362.00
				No activity in the period			2,362.00
5310 Painting Services			Beg Bal:	2,362.00	Activity:	0.00	2,362.00
5311 Electrical Repairs (Expense)							2,059.36
5311 Electrical F 09/19/2! BILLITM 1956				Foundry Electric : Inspect building 1 and install new ph	195.00		2,254.36
5311 Electrical F 09/25/2! BILLITM 1984				Foundry Electric : Sump Pump in Building 4	1,263.60		3,517.96
5311 Electrical Repairs			Beg Bal:	2,059.36	Activity:	1,458.60	3,517.96
5312 Landscaping Contract (Expense)							45,010.00
5312 Landscapir 09/01/2! BILLITM 15959				Landscape Pro of Park City, Inc. dba TCB Landscape :	5,660.00		50,670.00
5312 Landscaping Contract			Beg Bal:	45,010.00	Activity:	5,660.00	50,670.00
5313 Snow Removal (Expense)							5,366.54
				No activity in the period			5,366.54
5313 Snow Removal			Beg Bal:	5,366.54	Activity:	0.00	5,366.54
5314 Landscaping Services/Grounds Supplies (Expense)							24,963.47
5314 Landscapir 09/05/2! BILLITM 1611				Keetchco Custom Metalwork Inc : Pool Gate Repair	234.96		25,198.43
5314 Landscapir 09/16/2! BILLITM 112-4292747-6i				Amazon : Grass seeds	149.39		25,347.82
5314 Landscaping Services/Grounds !			Beg Bal:	24,963.47	Activity:	384.35	25,347.82
5315 Pest Control (Expense)							365.25
				No activity in the period			365.25
5315 Pest Control			Beg Bal:	365.25	Activity:	0.00	365.25
5316 Rec. Fac./Pool & Spa (Expense)							8,011.75
5316 Rec. Fac./I 09/02/2! BILLITM 20250902				Summit County Public Health Department : Spa Testin	216.00		8,227.75
5316 Rec. Fac./I 09/08/2! BILLITM 20213				Challenger Industrial Supplies : T-Chlor, Winter Floats	979.30		9,207.05
5316 Rec. Fac./I 09/08/2! BILLITM 20214				Challenger Industrial Supplies : Pressure Switch, Servi	202.66		9,409.71
5316 Rec. Fac./Pool & Spa			Beg Bal:	8,011.75	Activity:	1,397.96	9,409.71
5317 Rec. Fac./Rec. Equipment Maintenance (Expense)							950.55
				No activity in the period			950.55
5317 Rec. Fac./Rec. Equipment Maint			Beg Bal:	950.55	Activity:	0.00	950.55
5318 Window Washing Service (Expense)							2,248.00
				No activity in the period			2,248.00
5318 Window Washing Service			Beg Bal:	2,248.00	Activity:	0.00	2,248.00
5319 Maintenance Supplies (Expense)							75.00
5319 Maintenani 09/09/2! BILLITM 20250909				Walmart : Maint Supplies	9.87		84.87
5319 Maintenance Supplies			Beg Bal:	75.00	Activity:	9.87	84.87
5320 Vehicle/Equip Expense (Expense)							402.36
				No activity in the period			402.36
5320 Vehicle/Equip Expense			Beg Bal:	402.36	Activity:	0.00	402.36
5401 Paint Supplies (Expense)							3,902.52
5401 Paint Supp 09/22/2! BILLITM 9851-7				Sherwin Williams : Paint Supplies Office	252.90		4,155.42
5401 Paint Supplies			Beg Bal:	3,902.52	Activity:	252.90	4,155.42
5403 Electrical Supplies (Expense)							50.00

Account Name	Date	Type	Reference	Description	Debit	Credit	Balance
No activity in the period							50.00
5403 Electrical Supplies			Beg Bal: 50.00	Activity: 0.00	0.00	0.00	50.00
5404 Light Bulbs / Fixtures (Expense)							1,135.72
5404 Light Bulbs 09/08/2!	BILLITM		112-3117057-8:	Amazon : light Bulbs	81.58		1,217.30
5404 Light Bulbs 09/24/2!	BILLITM		112-9086116-8:	Amazon : LEDs	88.81		1,306.11
5404 Light Bulbs / Fixtures			Beg Bal: 1,135.72	Activity: 170.39	170.39	0.00	1,306.11
5405 Exterior Building (Expense)							183.13
No activity in the period							183.13
5405 Exterior Building			Beg Bal: 183.13	Activity: 0.00	0.00	0.00	183.13
5407 Doors/Windows/Screen Repair Supplies (Expense)							420.32
No activity in the period							420.32
5407 Doors/Windows/Screen Repair S			Beg Bal: 420.32	Activity: 0.00	0.00	0.00	420.32
5408 Maintenance Equipment (Expense)							67.80
No activity in the period							67.80
5408 Maintenance Equipment			Beg Bal: 67.80	Activity: 0.00	0.00	0.00	67.80
5409 Misc Repairs & Maintenance Supplies (Expense)							3,141.50
5409 Misc Repa 09/04/2!	BILLITM		20250904	Walmart : after hours cell - phone replaced	128.46		3,269.96
5409 Misc Repa 09/11/2!	BILLITM		112-6998475-8:	Amazon : Cast Irons	952.77		4,222.73
5409 Misc Repa 09/16/2!	BILLITM		112-8847500-4:	Amazon : Bucket	49.99		4,272.72
5409 Misc Repa 09/16/2!	BILLITM		112-8997575-0:	Amazon : Tools, cleanings, misc maint supplies	216.51		4,489.23
5409 Misc Repa 09/24/2!	BILLITM		112-9086116-8:	Amazon : Cleaner, tools	233.52		4,722.75
5409 Misc Repairs & Maintenance Sup			Beg Bal: 3,141.50	Activity: 1,581.25	1,581.25	0.00	4,722.75
5901 Bulk Cable & Internet (Expense)							107,577.40
5901 Bulk Cable 09/24/2!	BILLITM		20250924	Comcast-XFinity : Monthly internet charges for commu	13,449.60		121,027.00
5901 Bulk Cable & Internet			Beg Bal: 107,577.40	Activity: 13,449.60	13,449.60	0.00	121,027.00
5902 Electricity (Expense)							22,411.29
5902 Electricity 09/02/2!	BILLITM		20250902	Rocky Mountain Power : Aug 2025 Power Usage on	1,714.68		24,125.97
5902 Electricity			Beg Bal: 22,411.29	Activity: 1,714.68	1,714.68	0.00	24,125.97
5903 Internet Service-Office (Expense)							1,620.20
5903 Internet Se 09/21/2!	BILLITM		20250921	Comcast-XFinity : Monthly internet charges for office	200.40		1,820.60
5903 Internet Service-Office			Beg Bal: 1,620.20	Activity: 200.40	200.40	0.00	1,820.60
5904 Natural Gas (Expense)							6,316.44
5904 Natural Ga 09/24/2!	BILLITM		Hotub 9.24.25	Enbridge Gas : Hotub Gas Charge Aug 2025	154.49		6,470.93
5904 Natural Ga 09/24/2!	BILLITM		Pool 9.24.25	Enbridge Gas : Pool Gas Charge Aug 2025	497.19		6,968.12
5904 Natural Gas			Beg Bal: 6,316.44	Activity: 651.68	651.68	0.00	6,968.12
5905 Trash (Expense)							18,240.00
No activity in the period							18,240.00
5905 Trash			Beg Bal: 18,240.00	Activity: 0.00	0.00	0.00	18,240.00
5906 Sewer (Expense)							100,205.06
5906 Sewer 09/30/2!	JOURNL		J669	Accrue Sewer Sept 2025	10,098.68		110,303.74
5906 Sewer			Beg Bal: 100,205.06	Activity: 10,098.68	10,098.68	0.00	110,303.74
5907 Water (Expense)							193,246.51
5907 Water 09/30/2!	BILLITM		20250930	Summit Water Distribution Company : Water Usage du	26,146.62		219,393.13
5907 Water			Beg Bal: 193,246.51	Activity: 26,146.62	26,146.62	0.00	219,393.13
6103 Package/Liability Insurance (Expense)							24,948.80
6103 Package/L 09/28/2!	JOURNL		J665	To Record 10-2021 to 9-2022 Pkg Insurance Expense	3,118.60		28,067.40
6103 Package/Liability Insurance			Beg Bal: 24,948.80	Activity: 3,118.60	3,118.60	0.00	28,067.40
6201 State/Federal Taxes (Expense)							168.00
No activity in the period							168.00
6201 State/Federal Taxes			Beg Bal: 168.00	Activity: 0.00	0.00	0.00	168.00

Account Name	Date	Type	Reference	Description	Debit	Credit	Balance		
9001 Reserve Expense (Other Expense)							107,315.00		
9001 Reserve E: 09/22/21 BILLITM	2519			Bizy Contracting LLC : Landing Carpet	30,510.00		137,825.00		
9001 Reserve E: 09/22/21 BILLITM	2520			Bizy Contracting LLC : Retention-Landing Carpet	3,390.00		141,215.00		
9001 Reserve Expense			Beg Bal:	107,315.00	Activity:	33,900.00	33,900.00	0.00	141,215.00
					Totals:	120,404.86	328.64		