

Bradbury Condominiums
Profit & Loss Budget Performance
December 2025

	Dec 25	Budget	Jan - Dec 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
4060 · Condominium Income					
4062 · Condominium Fees	5,040.00	5,040.00	60,480.00	60,480.00	60,480.00
Total 4060 · Condominium Income	5,040.00	5,040.00	60,480.00	60,480.00	60,480.00
49900 · Uncategorized Income	0.00		0.88		
Total Income	5,040.00	5,040.00	60,480.88	60,480.00	60,480.00
Expense					
5100 · Admin					
5110 · Management Fees	432.00	450.00	5,184.88	5,400.00	5,400.00
5130 · Admin/Legal	0.00	8.33	65.00	100.00	100.00
5150 · Postage and Office supplies	0.00	6.25	195.61	75.00	75.00
5151 · Bank Fees	54.00	50.00	723.45	600.00	600.00
5550 · Insurance	0.00	1,625.00	19,801.00	19,500.00	19,500.00
5555 · Taxes	0.00	14.58	150.00	175.00	175.00
Total 5100 · Admin	486.00	2,154.16	26,119.94	25,850.00	25,850.00
5200 · Utilities					
5212 · Gas and Electric	33.85	65.00	403.32	780.00	780.00
5222 · Water and Sewer	200.09	270.83	2,421.96	3,250.00	3,250.00
Total 5200 · Utilities	233.94	335.83	2,825.28	4,030.00	4,030.00
5300 · Repairs and Maintenance					
5330 · Maintenance labor and supplies	264.22	441.67	1,017.46	5,300.00	5,300.00
5331 · Lawn Care	68.58	666.67	7,345.03	8,000.00	8,000.00
5334 · Pest Control	0.00	42.08	393.00	505.00	505.00
5340 · Snow Removal	2,600.00	1,166.67	13,000.00	14,000.00	14,000.00
Total 5300 · Repairs and Maintenance	2,932.80	2,317.09	21,755.49	27,805.00	27,805.00
Total Expense	3,652.74	4,807.08	50,700.71	57,685.00	57,685.00
Net Ordinary Income	1,387.26	232.92	9,780.17	2,795.00	2,795.00
Other Income/Expense					
Other Income					
6100 · Interest Income	3.28		39.67		
Total Other Income	3.28		39.67		
Other Expense					
5500 · Capital Improvements					
5500.1 · Asphalt Repair	0.00		7,215.70		

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	<u>Dec 25</u>	<u>Budget</u>	<u>Jan - Dec 25</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Total 5500 · Capital Improvements	0.00		7,215.70		
Total Other Expense	0.00		7,215.70		
Net Other Income	3.28		-7,176.03		
Net Income	<u>1,390.54</u>	<u>232.92</u>	<u>2,604.14</u>	<u>2,795.00</u>	<u>2,795.00</u>

Bradbury Condominiums
Profit & Loss

January through December 2025

	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
Ordinary Income/Expense													
Income													
4060 - Condominium Income													
4062 - Condominium Fees	5,040.00	5,040.00	5,040.00	5,040.00	5,040.00	5,040.00	5,040.00	5,040.00	5,040.00	5,040.00	5,040.00	5,040.00	60,480.00
Total 4060 - Condominium Income	5,040.00	5,040.00	5,040.00	5,040.00	5,040.00	5,040.00	5,040.00	5,040.00	5,040.00	5,040.00	5,040.00	5,040.00	60,480.00
49900 - Uncategorized Income	0.00	0.00	0.00	0.00	0.00	0.88	0.00	0.00	0.00	0.00	0.00	0.00	0.88
Total Income	5,040.00	5,040.00	5,040.00	5,040.00	5,040.00	5,040.88	5,040.00	5,040.00	5,040.00	5,040.00	5,040.00	5,040.00	60,480.88
Expense													
5100 - Admin													
5110 - Management Fees	432.00	432.00	432.00	432.00	432.00	432.88	432.00	432.00	432.00	432.00	432.00	432.00	5,184.88
5130 - Admin/Legal	0.00	40.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	65.00
5150 - Postage and Office supplies	30.18	21.53	3.41	1.10	0.00	10.54	1.43	3.16	3.61	117.29	3.36	0.00	195.61
5151 - Bank Fees	58.95	60.40	58.80	58.80	58.95	58.95	58.95	58.95	54.00	63.90	58.95	54.00	723.45
5550 - Insurance	0.00	4,950.25	0.00	4,950.25	0.00	0.00	0.00	4,950.25	0.00	4,950.25	0.00	0.00	19,801.00
5555 - Taxes	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	150.00
Total 5100 - Admin	521.13	5,524.18	494.21	5,467.15	490.80	502.37	642.38	5,444.36	489.61	5,563.44	494.31	486.00	26,119.94
5200 - Utilities													
5212 - Gas and Electric	36.84	36.94	39.32	32.05	32.79	29.92	32.94	31.73	32.49	64.45	0.00	33.85	403.32
5222 - Water and Sewer	203.20	204.42	204.42	204.42	204.42	200.15	200.08	200.31	200.13	200.09	200.23	200.09	2,421.96
Total 5200 - Utilities	240.04	241.36	243.74	236.47	237.21	230.07	233.02	232.04	232.62	264.54	200.23	233.94	2,825.28
5300 - Repairs and Maintenance													
5330 - Maintenance labor and supplies	0.00	0.00	0.00	400.00	0.00	0.00	0.00	0.00	353.24	0.00	0.00	264.22	1,017.46
5331 - Lawn Care	851.53	0.00	0.00	851.53	0.00	1,703.06	983.41	1,766.36	0.00	0.00	1,120.56	68.58	7,345.03
5334 - Pest Control	0.00	131.00	0.00	0.00	0.00	131.00	0.00	0.00	0.00	131.00	0.00	0.00	393.00
5340 - Snow Removal	2,600.00	2,600.00	2,600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,600.00	2,600.00	13,000.00
Total 5300 - Repairs and Maintenance	3,451.53	2,731.00	2,600.00	1,251.53	0.00	1,834.06	983.41	1,766.36	353.24	131.00	3,720.56	2,932.80	21,755.49
Total Expense	4,212.70	8,496.54	3,337.95	6,955.15	728.01	2,566.50	1,856.81	7,442.76	1,075.47	5,958.98	4,415.10	3,652.74	50,700.71
Net Ordinary Income	827.30	-3,456.54	1,702.05	-1,915.15	4,311.99	2,474.38	3,181.19	-2,402.76	3,964.53	-918.98	624.90	1,387.26	9,780.17
Other Income/Expense													
Other Income													
6100 - Interest Income	3.69	3.33	3.69	3.57	3.57	3.34	3.28	2.88	3.18	3.08	2.78	3.28	39.67
Total Other Income	3.69	3.33	3.69	3.57	3.57	3.34	3.28	2.88	3.18	3.08	2.78	3.28	39.67
Other Expense													
6500 - Capital Improvements													
6500.1 - Asphalt Repair	0.00	0.00	0.00	0.00	0.00	4,745.70	2,470.00	0.00	0.00	0.00	0.00	0.00	7,215.70
Total 6500 - Capital Improvements	0.00	0.00	0.00	0.00	0.00	4,745.70	2,470.00	0.00	0.00	0.00	0.00	0.00	7,215.70
Total Other Expense	0.00	0.00	0.00	0.00	0.00	4,745.70	2,470.00	0.00	0.00	0.00	0.00	0.00	7,215.70
Net Other Income	3.69	3.33	3.69	3.57	3.57	-4,742.36	-2,466.72	2.88	3.18	3.08	2.78	3.28	-7,176.03
Net Income	\$30.99	-3,453.21	1,705.74	-1,911.58	4,315.56	-2,267.88	714.47	-2,399.88	3,967.71	-915.90	627.68	1,390.54	2,604.14

Bradbury Condominiums
Balance Sheet
As of December 31, 2025

	Dec 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Bradbury Operating Account	36,791.45
10100 · Business MM	36,763.27
Total Checking/Savings	73,554.72
Accounts Receivable	
11000 · Accounts Receivable	2,740.00
Total Accounts Receivable	2,740.00
Total Current Assets	76,294.72
TOTAL ASSETS	76,294.72
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
24200 · Prepaid	225.00
Total Other Current Liabilities	225.00
Total Current Liabilities	225.00
Total Liabilities	225.00
Equity	
32000 · Members Equity	73,465.58
Net Income	2,604.14
Total Equity	76,069.72
TOTAL LIABILITIES & EQUITY	76,294.72