

Junction Point Condominium Association Inc - 301 Harbour Town Dr. Madison, WI 53717															
Period Range: Jan 2025 to Dec 2025															
Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total	2025 Budget	2026 Budget
Operating Income & Expense															
Income															
Storage Unit Income	134.00	134.00	134.00	134.00	134.00	134.00	134.00	133.99	114.01	114.00	114.00	0.00	1,414.00	1,600	1,300
Late Fee Income	0.00	0.00	0.00	-23.33	0.00	0.00	-15.77	0.00	0.00	0.00	20.99	0.00	-18.11		
NSF Fee	0.00	0.00	0.00	35.00	0.00	0.00	0.00	0.00	0.00	0.00	35.00	0.00	70.00		
Repairs Reimbursement	1,014.50	4,977.00	176.41	0.00	195.31	344.99	3,321.92	4,122.57	3,225.42	2,069.67	5,887.10	0.00	25,334.89		
Association Dues	41,120.50	39,169.91	41,069.61	40,905.26	41,366.35	41,116.41	43,348.93	41,204.68	41,280.52	40,861.84	41,701.78	466.49	453,612.28	501,000	501,000
Special Assessment Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20,843.14	12,690.53	384.59	0.00	33,918.26	34,800	84,165
Unit Sale & Move Fee	400.00	0.00	0.00	33.51	966.49	600.00	1,000.00	223.46	576.54	200.00	0.00	0.00	4,000.00		
Condo Violation Fees	100.00	0.00	0.00	0.00	13.51	-13.51	0.00	0.00	0.00	0.00	0.00	0.00	100.00		
Insurance Proceeds	45,723.37	659.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	46,382.45		
CAM Income	16,178.83	7,634.57	7,797.47	4,271.25	4,271.25	4,271.25	4,271.25	4,271.25	4,271.25	4,271.25	4,271.25	0.00	61,509.62	56,488	51,566
Total Operating Income	104,671.20	52,574.56	49,177.49	45,355.69	46,946.91	46,453.14	52,060.33	49,955.93	70,310.88	60,207.29	52,414.71	466.49	630,594.64	593,887.60	638,031.48
Expense															
Fixed Expenses															
Accounting	0.00	0.00	0.00	370.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	370.00	350	400
Air Duct/Dyer Vent Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,350	3,350
Bank Fees	0.00	0.00	12.00	0.00	0.00	0.00	12.00	0.00	0.00	0.00	0.00	0.00	24.00	-	-
Common Area Cleaning	1,800.00	1,800.00	2,250.00	1,800.00	1,800.00	2,250.00	1,800.00	1,800.00	2,250.00	1,800.00	0.00	0.00	19,350.00	27,000	27,000
Electricity	2,467.56	3,073.45	2,748.31	2,009.68	1,782.57	1,434.85	1,415.54	1,652.57	1,512.01	1,567.46	1,605.16	0.00	21,269.16	27,000	25,000
Elevator Upkeep	2,918.10	0.00	3,863.10	0.00	0.00	2,918.10	0.00	0.00	6,776.85	0.00	0.00	0.00	16,476.15	12,000	15,000
Federal Income Tax	0.00	0.00	0.00	461.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	461.00	-	500
Fire Alarm & Sprinkler Testing	692.18	867.95	0.00	0.00	237.50	107.50	2,751.91	123.75	418.75	107.50	0.00	0.00	5,447.04	4,500	6,000
Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350	new GLs
Insurance	78,021.00	0.00	0.00	-612.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	77,409.00	91,500	91,500
Landscaping Upkeep	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	8,000
Lawn Care	0.00	0.00	0.00	2,025.60	0.00	1,223.80	1,223.80	1,529.75	1,223.80	1,223.80	0.00	0.00	8,450.55	9,000	11,500
Legal Fees/Eviction Expenses	1,756.64	2,131.31	939.64	1,179.50	1,260.00	270.00	0.00	1,080.00	305.14	225.00	0.00	0.00	9,147.23	10,000	10,000
Management Fees	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,522.00	2,716.00	2,619.00	2,619.00	2,619.00	0.00	0.00	25,705.00	30,264	31,428
Natural Gas	2,674.84	5,209.76	6,084.86	3,256.91	1,561.84	941.71	556.00	486.28	468.49	558.53	512.32	675.66	22,987.20	28,000	25,000
Other Operating Expenses	87.38	417.24	0.00	0.00	0.00	73.85	59.82	0.00	120.26	109.17	0.00	0.00	867.72	3,000	1,000
Pest Control	0.00	-14,874.06	-1,299.78	230.00	115.00	115.00	115.00	0.00	230.00	115.00	0.00	0.00	-15,253.84	1,500	1,400
Pool Upkeep	1,369.58	452.92	109.90	600.00	496.98	1,020.40	327.42	1,279.58	1,020.79	300.00	300.00	0.00	7,277.57	10,000	12,000
Postage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150	new GLs
Reimbursement Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,385.23	0.00	0.00	1,385.23	-	-
Snow Removal	0.00	0.00	3,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,000.00	0.00	10,500.00	15,000	15,000
State Income Tax	0.00	0.00	0.00	140.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	140.00	-	150
Telephone	198.77	172.44	172.44	172.44	172.65	172.65	172.65	172.23	172.23	172.23	173.70	0.00	1,924.43	2,500	2,500
Trash Collection	1,758.28	1,466.64	1,461.56	1,446.28	1,446.28	1,441.18	1,471.76	1,476.84	1,471.76	1,471.76	1,471.76	0.00	16,384.10	22,100	20,000
Water & Sewer	3,311.45	3,381.11	3,696.64	3,603.05	3,435.87	4,157.76	3,644.24	3,722.09	3,605.29	3,521.69	3,563.81	0.00	39,643.00	48,500	45,000
Water Softener Rental/Salt	60.83	0.00	108.89	0.00	108.89	147.33	208.17	0.00	156.94	118.50	22.39	0.00	931.94	1,100	1,100
Work Comp	860.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	860.00	1,000	1,000
Total Fixed Expenses before Reserve Funding	100,498.61	6,620.76	26,169.56	19,344.46	14,939.58	18,796.13	16,474.31	15,942.09	22,351.31	15,294.87	14,649.14	675.66	271,756.48	353,664	353,828
Reserve Funding														166,200	206,200
Total Fixed Expenses														519,864	560,028
Maintenance Expenses															
Carpet Cleaning	475.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	475.00		
Deck/Patio Repairs	0.00	0.00	19.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.26		
Doors Repair	491.25	512.15	442.79	0.00	0.00	260.00	0.00	0.00	0.00	576.81	0.00	0.00	2,283.00		
Drywall/Plaster Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	705.24	0.00	705.24		
Electrical Service/Repairs	0.00	0.00	61.98	1,021.27	0.00	0.00	0.00	0.00	1,104.34	0.00	0.00	0.00	2,187.59		
Elevator Repair	0.00	0.00	34.29	0.00	0.00	0.00	8,656.47	0.00	0.00	0.00	0.00	0.00	8,690.76		
Fire and Sprinkler Repairs	0.00	0.00	0.00	0.00	0.00	0.00	1,113.25	2,205.51	13,311.48	1,266.00	1,038.12	0.00	18,934.36		
General Maintenance	0.00	15,600.00	61.98	0.00	17.14	61.98	586.27	61.98	34.29	62.39	0.00	0.00	16,486.03	63,000	70,000
Heating & A/C Repairs	546.72	0.00	2,423.29	0.00	390.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,360.36		
Keys/Locks	0.00	0.00	164.84	0.00	96.27	0.00	0.00	0.00	132.49	172.03	0.00	0.00	565.63		
Painting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	178.53	0.00	178.53		
Parking Enforcement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	103.69	0.00	0.00	103.69		
Plumbing Repairs/Service	1,462.15	684.75	2,638.73	455.00	7,698.75	11,329.19	951.68	1,283.96	233.16	34.56	0.00	0.00	26,771.93		
Pool Repair	1,255.69	0.00	0.00	0.00	0.00	0.00	4,637.26	0.00	0.00	0.00	0.00	0.00	5,892.95		
Preventative Maintenance	508.19	861.89	0.00	611.01	1,082.50	546.96	546.25	694.70	588.75	654.90	668.48	0.00	6,763.63	11,000	8,000
Restoration Repairs	0.00	0.00	68,850.77	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	68,850.77		
Roof & Chimney Repairs	0.00	580.00	1,253.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,833.60		
Signs	0.00	0.00	0.00	0.00	0.00	0.00	14.61	0.00	0.00	0.00	0.00	0.00	14.61		
Smoke/Carbon Detector/Fire Extinguisher	6,608.19	0.00	151.72	0.00	0.00	201.84	457.60	200.00	1,248.85	0.00	0.00	0.00	8,868.20		
Trash Removal	0.00	0.00	216.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	216.28		
Water Softener/Hot Water Heater Repair	0.00	0.00	0.00	392.99	0.00	0.00	0.00	0.00	321.78	0.00	0.00	0.00	714.77		
Total Maintenance Expenses	11,347.19	18,238.79	76,319.53	2,480.27	9,285.01	12,399.97	16,963.39	4,446.15	16,975.14	2,870.38	2,590.37	0.00	173,916.19	74,000	78,000
Improvements															
Door Replace	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	977.71	0.00	0.00	977.71		
Total Improvements	0.00	0.00	0.00	0.0											