HUNT MANAGEMENT INCORPORATED SINCE 1982

Income Statement - Operating

Kane Place Condominium Association, Inc.

12/31/2025

Date: 1/8/2026
Time: 10:39 am
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Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING INCOME							
INCOME							
60100-00 ASSOCIATION FEES	$ 6,790.00	$ 6,890.00	($ 100.00)	$ 76,320.00	$ 82,680.00	($ 6,360.00)	$ 82,680.00
60150-00 PREPAIDS	145.00	-	145.00	(302.00)	-	(302.00)	-
60200-00 UTILITY CHARGE INCOME	2,145.00	2,145.00	-	23,760.00	25,740.00	(1,980.00)	25,740.00
60300-00 PARKING INCOME	3,100.00	2,945.00	155.00	31,930.00	35,340.00	(3,410.00)	35,340.00
60400-00 LATE FEES	50.00	-	50.00	300.00	-	300.00	-
60600-00 MISCELLANEOUS	495.00	-	495.00	495.00	-	495.00	-
60700-00 LEASING FEE	-	-	-	250.00	-	250.00	-
Total INCOME	$ 12,725.00	$ 11,980.00	$ 745.00	$132,753.00	$143,760.00	($11,007.00)	$143,760.00
Total OPERATING INCOME	**$ 12,725.00**	**$ 11,980.00**	**$ 745.00**	**$132,753.00**	**$143,760.00**	**($ 11,007.00)**	**$143,760.00**
OPERATING EXPENSE							
ADMINISTRATIVE							
80100-00 INSURANCE	(403.00)	1,500.00	1,903.00	17,842.80	18,000.00	157.20	18,000.00
80200-00 LEGAL EXPENSE	-	291.63	291.63	6,741.17	3,500.00	(3,241.17)	3,500.00
80300-00 PARKING EXPENSE	2,945.00	2,945.00	-	35,340.00	35,340.00	-	35,340.00
80400-00 MANAGEMENT FEE	1,599.00	1,590.00	(9.00)	19,188.00	19,080.00	(108.00)	19,080.00
80500-00 ACCOUNTING	-	13.37	13.37	195.00	160.00	(35.00)	160.00
80700-00 ADMINISTRATIVE/OFFICE SUPPLIES	122.93	41.63	(81.30)	992.55	500.00	(492.55)	500.00
80800-00 INSURANCE APPRAISAL	-	-	-	800.00	-	(800.00)	-
80900-00 CORPORATE INCOME TAX	-	25.00	25.00	77.00	300.00	223.00	300.00
Total ADMINISTRATIVE	$ 4,263.93	$ 6,406.63	$ 2,142.70	$ 81,176.52	$ 76,880.00	($4,296.52)	$ 76,880.00
UTILITY							
81000-00 WATER HEATER RENTAL	154.30	154.37	0.07	1,851.60	1,852.00	0.40	1,852.00
81100-00 WATER/SEWER/TRASH	133.85	666.63	532.78	10,477.67	8,000.00	(2,477.67)	8,000.00
81200-00 GAS/ELECTRIC - COMMON	1,772.71	958.37	(814.34)	10,195.86	11,500.00	1,304.14	11,500.00
Total UTILITY	$ 2,060.86	$ 1,779.37	($ 281.49)	$ 22,525.13	$ 21,352.00	($1,173.13)	$ 21,352.00
MAINTENANCE & REPAIR							
82000-00 CLEANING	335.00	325.00	(10.00)	3,955.39	3,900.00	(55.39)	3,900.00
82100-00 FIRE SYSTEM EXPENSE	75.74	25.00	(50.74)	184.19	300.00	115.81	300.00
82200-00 GENERAL MAINTENANCE	1,144.76	250.00	(894.76)	3,368.66	3,000.00	(368.66)	3,000.00
82500-00 HVAC SERVICE	-	350.00	350.00	5,957.26	4,200.00	(1,757.26)	4,200.00
Total MAINTENANCE & REPAIR	$ 1,555.50	$ 950.00	($ 605.50)	$ 13,465.50	$ 11,400.00	($2,065.50)	$ 11,400.00
GROUNDS							
83000-00 SNOW REMOVAL	-	58.37	58.37	543.85	700.00	156.15	700.00
Total GROUNDS	$ -	$ 58.37	$ 58.37	$ 543.85	$ 700.00	$156.15	$ 700.00
RESERVE							
84000-00 RESERVE TRANSFER	5,466.66	2,733.37	(2,733.29)	18,599.97	32,800.00	14,200.03	32,800.00
Total RESERVE	$ 5,466.66	$ 2,733.37	($ 2,733.29)	$ 18,599.97	$ 32,800.00	$14,200.03	$ 32,800.00
Total OPERATING EXPENSE	**$ 13,346.95**	**$ 11,927.74**	**($ 1,419.21)**	**$136,310.97**	**$143,132.00**	**$ 6,821.03**	**$143,132.00**
Net Income:	**($ 621.95)**	**$ 52.26**	**($ 674.21)**	**($ 3,557.97)**	**$ 628.00**	**($ 4,185.97)**	**$ 628.00**

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Description	Current Period Actual	Current Period Budget	Variance	Year-to-date Actual	Year-to-date Budget	Variance	Annual Budget
RESERVE INCOME							
RESERVE INCOME							
70100-00 RESERVE CONTRIBUTION	$5,466.66	$2,733.37	$2,733.29	$18,599.97	$32,800.00	($14,200.03)	$32,800.00
70200-00 INTEREST	95.69	166.63	(70.94)	1,206.19	2,000.00	(793.81)	2,000.00
Total RESERVE INCOME	$5,562.35	$2,900.00	$2,662.35	$19,806.16	$34,800.00	($14,993.84)	$34,800.00
Total RESERVE INCOME	**$5,562.35**	**$2,900.00**	**$2,662.35**	**$19,806.16**	**$34,800.00**	**($14,993.84)**	**$34,800.00**
RESERVE EXPENSE							
RESERVE EXPENSES							
90100-00 MASONRY RESERVE EXPENSE	-	833.37	833.37	-	10,000.00	10,000.00	10,000.00
90400-00 BASEMENT STRUCTURAL REPAIR	-	1,666.63	1,666.63	-	20,000.00	20,000.00	20,000.00
90700-00 ENGINEERING WORK	-	-	-	1,650.00	-	(1,650.00)	-
90800-00 RESERVE STUDY	-	-	-	3,650.00	-	(3,650.00)	-
91500-00 BUILDING INSURANCE APPRAISAL	-	233.37	233.37	-	2,800.00	2,800.00	2,800.00
91600-00 GOVERNING DOCS REVIEW & UPDATE	-	166.63	166.63	-	2,000.00	2,000.00	2,000.00
Total RESERVE EXPENSES	$-	$2,900.00	$2,900.00	$5,300.00	$34,800.00	$29,500.00	$34,800.00
Total RESERVE EXPENSE	**$0.00**	**$2,900.00**	**$2,900.00**	**$5,300.00**	**$34,800.00**	**$29,500.00**	**$34,800.00**
Net Reserve:	**$5,562.35**	**$0.00**	**$5,562.35**	**$14,506.16**	**$0.00**	**$14,506.16**	**$0.00**

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