



Income Statement

1/1/2026 - 8/12/2026, By Quarter, Cash basis

Keystone Property Management Co.

160 Southgate Avenue, Suite D

Iowa City, IA 52240

(319) 338-6288

Oakwood Village Condominium Association

Account	Q1-2026	Q2-2026	07/01/2026 - 08/12/2026	Total
Income				
Association Fee Income				
Homeowner/Condo Owner Association Dues/Fees	88,008.19	87,937.44	54,695.86	230,641.49
Special Assessment Fee Income	220.22			220.22
Total for Association Fee Income	\$88,228.41	\$87,937.44	\$54,695.86	\$230,861.71
Interest Income				
Interest from Checking / Operating Account	22.60	28.27		50.87
Interest from Savings/Reserve Accounts	8.67	9.89		18.56
Total for Interest Income	\$31.27	\$38.16	\$0.00	\$69.43
Late Fee Income	1,125.00	598.13	176.87	1,900.00
Laundry Income	581.19	622.65	578.30	1,782.14
Other Income				
Annual Meeting Non-Attendance Fines	300.56	158.51	75.00	534.07
Insurance Settlement Funds	2,326.74			2,326.74
Legal/Service/Filing Fees for Reimbursement	284.00	270.00	122.57	676.57
Reimbursements from Association Owners	1,182.50	1,323.38	159.15	2,665.03
Total for Other Income	\$4,093.80	\$1,751.89	\$356.72	\$6,202.41
Total Income	\$94,059.67	\$90,948.27	\$55,807.75	\$240,815.69
Expense				
Cleaning Services				
Cleaning Services	1,208.40	1,552.90	402.80	3,164.10
Dog Waste Clean Up and Removal	1,152.00	864.00	576.00	2,592.00
Total for Cleaning Services	\$2,360.40	\$2,416.90	\$978.80	\$5,756.10
Consultation and Professional Services				
Accounting		275.00		275.00
Total for Consultation and Professional Services	\$0.00	\$275.00	\$0.00	\$275.00
Entry Door Systems				
Entry Door Repair and Replacement		52.50		52.50
Total for Entry Door Systems	\$0.00	\$52.50	\$0.00	\$52.50
Insurance				
Insurance	24,719.03	31,121.49	10,373.83	66,214.35
Total for Insurance	\$24,719.03	\$31,121.49	\$10,373.83	\$66,214.35
Lawn Care and Landscaping				
Mowing, Trimming, and Edging		2,039.40	3,148.20	5,187.60
Total for Lawn Care and Landscaping	\$0.00	\$2,039.40	\$3,148.20	\$5,187.60
Legal Fees				
Legal Fees	900.00			900.00



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Account	Q1-2026	Q2-2026	07/01/2026 - 08/12/2026	Total
Lien/Judgement Filing and Release Fees		7.00		7.00
Total for Legal Fees	\$900.00	\$7.00	\$0.00	\$907.00
Maintenance Repairs and Replacements				
Deck Repair and Replacement			16,555.00	16,555.00
Fence Repairs and Replacement		300.00		300.00
General Maintenance and Repair	578.09		101.65	679.74
Gutter, Downspout & Drainage Repairs	68.90			68.90
Insurance Repairs / Replacement	(953.49)			(953.49)
Lighting Repairs and Replacements	153.94			153.94
Plumbing Repairs		669.50		669.50
Roof Repairs and Replacement	500.00			500.00
Total for Maintenance Repairs and Replacements	\$347.44	\$969.50	\$16,656.65	\$17,973.59
Management Expenses				
Management Fees	5,850.00	5,850.00	3,900.00	15,600.00
Supplies, Copies, Postage	163.52	38.32	9.56	211.40
Total for Management Expenses	\$6,013.52	\$5,888.32	\$3,909.56	\$15,811.40
Monitoring and Security Systems	238.50	238.50	159.75	636.75
Pest and Critter Control				
Pest and Critter Control	418.70	782.28	148.40	1,349.38
Total for Pest and Critter Control	\$418.70	\$782.28	\$148.40	\$1,349.38
Snow and Ice Removal	5,550.00	7,400.00		12,950.00
Trash Removal and Recycling Services				
Trash - Overage Items		597.50	295.00	892.50
Trash Removal and Recycling Services	3,616.59	3,681.84	1,234.78	8,533.21
Total for Trash Removal and Recycling Services	\$3,616.59	\$4,279.34	\$1,529.78	\$9,425.71
Utilities				
Gas and Electric Service	3,970.38	5,822.86	870.90	10,664.14
Internet Services	751.65	751.65	250.55	1,753.85
Water, Sewer, and Stormwater Services	11,518.99	11,152.59	3,319.47	25,991.05
Total for Utilities	\$16,241.02	\$17,727.10	\$4,440.92	\$38,409.04
Total Expense	\$60,405.20	\$73,197.33	\$41,345.89	\$174,948.42
Net Operating Income	\$33,654.47	\$17,750.94	\$14,461.86	\$65,867.27
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