Income Statement

1/1/2026 - 10/27/2026, By Year, Cash basis

Keystone Property Management Co.
160 Southgate Avenue, Suite D
Iowa City, IA 52240
(319) 338-6288

Hickory Grove Condominium Association

Account	01/01/2026 - 10/27/2026	**Total**
Income		
Association Fee Income		
Homeowner/Condo Owner Association Dues/Fees	98,897.50	98,897.50
Rental Permit Reimbursement	2,034.00	2,034.00
Special Assessment Fee Income	51,000.00	51,000.00
Total for Association Fee Income	**$151,931.50**	**$151,931.50**
Interest Income		
Interest from Checking / Operating Account	27.90	27.90
Interest from Savings/Reserve Accounts	46.28	46.28
Total for Interest Income	**$74.18**	**$74.18**
Late Fee Income	540.00	540.00
Other Income		
Reimbursements from Association Owners	567.50	567.50
Total for Other Income	**$567.50**	**$567.50**
Total Income	**$153,113.18**	**$153,113.18**
Expense		
Cleaning Services		
Cleaning Services	4,444.10	4,444.10
Garage Cleaning	1,589.00	1,589.00
Total for Cleaning Services	**$6,033.10**	**$6,033.10**
Consultation and Professional Services		
Accounting	275.00	275.00
Total for Consultation and Professional Services	**$275.00**	**$275.00**
Elevator Systems		
Elevator Monitoring	1,148.40	1,148.40
Elevator Repairs and Service Agreements	4,132.44	4,132.44
Total for Elevator Systems	**$5,280.84**	**$5,280.84**
Entry Door Systems		
Door Access Systems (Per Mar)	1,027.25	1,027.25
Total for Entry Door Systems	**$1,027.25**	**$1,027.25**
Fire and Alarm Monitoring Services		
Fire Alarm System Repairs	10,741.77	10,741.77
Fire and Alarm Monitoring Services	937.86	937.86
Fire and Alarm System Inspections	583.00	583.00
Hydrant Fee	110.69	110.69
Sprinkler System Inspection and Repairs	1,141.00	1,141.00
Total for Fire and Alarm Monitoring Services	**$13,514.32**	**$13,514.32**

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1/1/2026 - 10/27/2026, By Year, Cash basis

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Account	01/01/2026 - 10/27/2026	**Total**
Lawn Care and Landscaping		
Seeding and Sodding	1,975.00	1,975.00
Spring and Fall Cleanup	350.00	350.00
Total for Lawn Care and Landscaping	**$2,325.00**	**$2,325.00**
Licenses and Permits	2,610.00	2,610.00
Maintenance Repairs and Replacements		
Concrete Repairs	52,970.27	52,970.27
Electrical Repairs	923.96	923.96
Fence Repairs and Replacement	7,975.00	7,975.00
Garage Door Repair and Replacement	2,025.10	2,025.10
General Maintenance and Repair	1,310.25	1,310.25
Gutter, Downspout & Drainage Repairs	159.50	159.50
Lighting Repairs and Replacements	310.50	310.50
Parking Lot Maintenance	1,755.00	1,755.00
Plumbing Repairs	190.80	190.80
Window & Window Screen Repair and Replacement	3,600.00	3,600.00
Total for Maintenance Repairs and Replacements	**$71,220.38**	**$71,220.38**
Management Expenses		
Management Fees	7,200.00	7,200.00
Supplies, Copies, Postage	315.32	315.32
Total for Management Expenses	**$7,515.32**	**$7,515.32**
Pest and Critter Control		
Pest and Critter Control	94.34	94.34
Total for Pest and Critter Control	**$94.34**	**$94.34**
Snow and Ice Removal	3,046.76	3,046.76
Trash Removal and Recycling Services		
Trash Removal and Recycling Services	2,306.00	2,306.00
Total for Trash Removal and Recycling Services	**$2,306.00**	**$2,306.00**
Utilities		
Gas and Electric Service	5,111.27	5,111.27
Water, Sewer, and Stormwater Services	117.28	117.28
Total for Utilities	**$5,228.55**	**$5,228.55**
Total Expense	**$120,476.86**	**$120,476.86**
Net Operating Income	**$32,636.32**	**$32,636.32**
Net Income	**$32,636.32**	**$32,636.32**