

Altamont Patio Condo
Statement of Income and Expenses
For the Month Ended October 24, 2025

Dues Operating

	Current Month	Year to Date
INCOME		
Maintenance Fee Income	\$ 19,496.37	\$ 222,239.29
Late Charges/NSF Fees		262.75
TOTAL INCOME	<u>\$ 19,496.37</u>	<u>\$ 222,502.04</u>
 EXPENSES - REPAIRS & MAINTENANCE		
Appliances		\$ (60.00)
Plumbing-Heating-Electrical		4,198.64
Common Area - Other	50.00	1,375.51
Grounds - Yard Work	2,383.83	23,944.51
Swimming Pool Maintenance/Repair	525.00	7,117.48
Building Exterior - Repair		1,200.00
Building Interior - Repair		9,582.90
Roof Repair		4,200.00
Locks & Keys	(25.00)	(100.00)
Building Shell Repairs or Gutters		935.00
Electrical Repairs		165.90
Tree Cutting	1,000.00	1,000.00
Parking Lot & Misc.		609.28
Miscellaneous		169.00
TOTAL REPAIRS & MAINTENANCE	<u>\$ 3,933.83</u>	<u>\$ 54,338.22</u>
 EXPENSES - UTILITIES		
Utilities - Electric	\$ 569.55	\$ 5,843.46
Utilities - Gas	33.02	403.01
Utilities - Water/Sewer	8,557.46	49,693.47
TOTAL UTILITIES	<u>\$ 9,160.03</u>	<u>\$ 55,939.94</u>
 EXPENSES - PAYROLL		
 EXPENSES - GENERAL & ADMINISTRATIVE		
Management Fee	\$ 1,680.00	\$ 16,800.00
Termite Bond		900.00
Postage		173.88
Insurance	2,633.74	26,711.40
Security		262.50
Office Supplies		85.68
Waste Removal	2,091.25	20,480.50
Extermination	545.00	5,450.00
Legal		157.82

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Audit - Accounting		\$ 375.00	
Cable T.V. Service	115.00	1,138.90	
Miscellaneous Services		1,772.67	
Web Site Service	195.00	961.31	
Paint Replacement Reserves	1,083.50	10,835.00	
Monthly Reserve	<u>1,083.50</u>	<u>10,835.00</u>	
TOTAL GENERAL & ADMINISTRATIVE	\$ 9,426.99	\$ 96,939.66	
TOTAL OPERATING EXPENDITURES	\$ 22,520.85	\$ 207,217.82	
NET INCOME (LOSS)	\$ (3,024.48)	\$ 15,284.22	
CAPITAL REPLACEMENT EXPENSES			
Grounds/Landscaping Replacement		\$ 1,500.00	
Swimming Pool Repair		1,250.00	
Parking Lot Replacement		2,000.00	
Building Exterior Capital Expen		44,059.11	
Building Interior		<u>2,700.00</u>	
TOTAL CAPITAL REPLACEMENTS		\$ 51,509.11	
PRIOR BALANCE FROM 12/24/24		\$ 6,819.43	
TRANSFER FROM SA		17,500.00	
ASSOCIATION BALANCE	<u>\$ (3,024.48)</u>	<u>\$ (11,905.46)</u>	
Previous Balance	Total Income	Total Expenses	Ending Balance
\$ (8,880.98)	\$ 19,496.37	\$ 22,520.85	\$ (11,905.46)

METCALF REALTY CO. INC.

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Special Assessment

	Current Month	Year to Date
INCOME		
Special Assessment or Reserve I	\$ 22,192.19	\$ 208,344.96
TOTAL INCOME	<u>\$ 22,192.19</u>	<u>\$ 208,344.96</u>
EXPENSES - REPAIRS & MAINTENANCE		
EXPENSES - REPLACEMENT		
EXPENSES - GENERAL & ADMINISTRATIVE		
TOTAL EXPENDITURES	<u> </u>	<u> </u>
NET INCOME (LOSS)	<u>\$ 22,192.19</u>	<u>\$ 208,344.96</u>
ASSOCIATION BALANCE	<u>\$ 22,192.19</u>	<u>\$ 208,344.96</u>

Previous Balance	Total Income	Total Expenses	Ending Balance
\$ 186,152.77	\$ 22,192.19		\$ 208,344.96

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INSURANCE CLAIM REIMBURSEMENT

	Current Month	Year to Date
INSURANCE CLAIM REIMBURSEMENT		
Insurance Reimbursement		
TOTAL INS CLAIM REIMB		
EXPENSES		
TOTAL EXPENSES		
PRIOR BALANCE FROM 12/24/24		\$ (2,280.10)
ASSOCIATION BALANCE		\$ (2,280.10)

Previous Balance	Total Income	Total Expenses	Ending Balance
\$ (2,280.10)			\$ (2,280.10)