

Altamont Patio Condo  
Statement of Income and Expenses  
For the Month Ended March 24, 2026

Dues Operating

	Current Month	Year to Date
<b>INCOME</b>		
Maintenance Fee Income	\$ 21,808.90	\$ 70,332.15
Late Charges/NSF Fees		<u>35.00</u>
TOTAL INCOME	<u>\$ 21,808.90</u>	<u>\$ 70,367.15</u>
<b>EXPENSES - REPAIRS &amp; MAINTENANCE</b>		
Plumbing-Heating-Electrical	\$ (880.00)	\$ 480.00
Common Area - Other	40.00	130.00
Grounds - Yard Work	2,344.90	6,721.47
Swimming Pool Maintenance/Repai	2,011.67	4,021.98
Building Interior - Repair	(1,200.00)	
Roof Repair	1,400.00	1,400.00
Locks & Keys		(25.00)
Electrical Repairs		<u>1,535.20</u>
TOTAL REPAIRS & MAINTENANCE	<u>\$ 3,716.57</u>	<u>\$ 14,263.65</u>
<b>EXPENSES - REPLACEMENT</b>		
<b>EXPENSES - UTILITIES</b>		
Utilities - Electric	\$ 571.61	\$ 1,655.97
Utilities - Gas		15.62
Utilities - Water/Sewer	<u>3,597.11</u>	<u>10,942.83</u>
TOTAL UTILITIES	<u>\$ 4,168.72</u>	<u>\$ 12,614.42</u>
<b>EXPENSES - PAYROLL</b>		
<b>EXPENSES - GENERAL &amp; ADMINISTRATIVE</b>		
Management Fee	\$ 1,680.00	\$ 5,040.00
Termite Bond	300.00	300.00
Postage	124.32	124.32
Insurance	3,764.82	6,026.98
Office Supplies	51.24	101.84
Waste Removal	1,499.57	4,326.37
Extermination	600.00	1,800.00
Legal	548.24	660.74
Audit - Accounting		375.00
Cable T.V. Service	131.02	361.02
Web Site Service		195.00
Paint Replacement Reserves	1,083.50	3,250.50
Monthly Reserve	<u>1,083.50</u>	<u>3,250.50</u>
TOTAL GENERAL & ADMINISTRATIVE	<u>\$ 10,866.21</u>	<u>\$ 25,812.27</u>

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	Dues Operating	
	Current Month	Year to Date
TOTAL EXPENDITURES	\$ 18,751.50	\$ 52,690.34
NET INCOME (LOSS)	\$ 3,057.40	\$ 17,676.81
PRIOR BALANCE FROM 12/24/25		\$ 25,531.03
ASSOCIATION BALANCE	\$ 3,057.40	\$ 43,207.84

Previous Balance	Total Income	Total Expenses	Ending Balance
\$ 40,150.44	\$ 21,808.90	\$ 18,751.50	\$ 43,207.84

METCALF REALTY CO. INC.

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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 12/24/25		\$ (2,280.10)	
	_____	_____	
ASSOCIATION BALANCE	=====	=====	
		\$ (2,280.10)	
Previous Balance	Total Income	Total Expenses	Ending Balance
\$ (2,280.10)			\$ (2,280.10)

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Special Assessment

	Current Month	Year to Date
<b>INCOME</b>		
Special Assessment or Reserve I	\$ 4,684.00	\$ 30,514.29
<b>TOTAL INCOME</b>	<u>\$ 4,684.00</u>	<u>\$ 30,514.29</u>
<b>EXPENSES - REPAIRS &amp; MAINTENANCE</b>		
Common Area - Other		\$ 49,610.00
Building Exterior - Repair		<u>20,000.00</u>
<b>TOTAL REPAIRS &amp; MAINTENANCE</b>		\$ 69,610.00
<b>EXPENSES - REPLACEMENT</b>		
<b>EXPENSES - GENERAL &amp; ADMINISTRATIVE</b>		
<b>TOTAL EXPENDITURES</b>		<u>\$ 69,610.00</u>
<b>NET INCOME (LOSS)</b>	<u>\$ 4,684.00</u>	<u>\$ (39,095.71)</u>
<b>PRIOR BALANCE FROM 12/24/25</b>		\$ 228,097.00
<b>ASSOCIATION BALANCE</b>	<u>\$ 4,684.00</u>	<u>\$ 189,001.29</u>

Previous Balance	Total Income	Total Expenses	Ending Balance
\$ 184,317.29	\$ 4,684.00		\$ 189,001.29