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Accrual Basis

Roaring River Lodges Condominium Assoc.
Profit & Loss by Class
July 2025 through June 2026

	Operating	Reserve	TOTAL
Ordinary Income/Expense			
Income			
Operating Assessments	146,066.45	0.00	146,066.45
Retro - Operating Assessment	6,792.38	0.00	6,792.38
Late Fees	1,374.89	0.00	1,374.89
Fees-Lenders	500.00	0.00	500.00
Interest Income-Bank	3,855.03	0.00	3,855.03
Total Income	158,588.75	0.00	158,588.75
Expense			
Bank Fees	146.14	0.00	146.14
Professional Fees			
Bookkeeping/Accounting	8,657.25	0.00	8,657.25
Legal	4,286.00	0.00	4,286.00
Total Professional Fees	12,943.25	0.00	12,943.25
General & Admin			
Meeting Expense	243.75	0.00	243.75
Printing	644.18	0.00	644.18
Housekeeping/Custodial	5,088.00	0.00	5,088.00
Office Expense	318.67	0.00	318.67
Office Supplies	29.92	0.00	29.92
Prop Management Fees/Superv	10,947.25	0.00	10,947.25
Website	75.00	0.00	75.00
Total General & Admin	17,346.77	0.00	17,346.77
Insurance Expense	46,354.25	0.00	46,354.25
Repairs and Maintenance			
General Clean Up Exterior	432.00	0.00	432.00
Roofing	300.00	0.00	300.00
Snow Removal-Shoveling	2,592.00	0.00	2,592.00
Snow Removal-Plowing	2,015.00	0.00	2,015.00
Bulding Maintenance	4,542.00	0.00	4,542.00
Miscellaneous	75.00	0.00	75.00
Irrigation	3,485.70	0.00	3,485.70
Bathrooms	1,273.48	0.00	1,273.48
Window Cleaning	1,056.00	0.00	1,056.00
Supplies	2,120.68	0.00	2,120.68
Parking Lot	720.00	0.00	720.00
Plumbing	4,290.00	0.00	4,290.00
Evaporative Coolers	1,452.00	0.00	1,452.00
Pet Stations	2,577.30	0.00	2,577.30
Fire Safety	120.00	0.00	120.00
Landscaping	12,627.75	0.00	12,627.75
Total Repairs and Maintenance	39,678.91	0.00	39,678.91
Utilities			
Compost	925.50	0.00	925.50
Electricity	4,454.48	0.00	4,454.48
Sewer	11,061.06	0.00	11,061.06
Trash Removal	12,629.99	0.00	12,629.99
Water	9,709.27	0.00	9,709.27
Total Utilities	38,780.30	0.00	38,780.30
Total Expense	155,249.62	0.00	155,249.62
Net Ordinary Income	3,339.13	0.00	3,339.13

Roaring River Lodges Condominium Assoc.
Profit & Loss by Class
July 2025 through June 2026

	Operating	Reserve	TOTAL
Other Income/Expense			
Other Income			
Special Catchup Assessment 25	0.00	73,835.76	73,835.76
Reserve Assessment	0.00	12,766.91	12,766.91
Total Other Income	0.00	86,602.67	86,602.67
Other Expense			
Reserve Expense	0.00	3,400.00	3,400.00
Total Other Expense	0.00	3,400.00	3,400.00
Net Other Income	0.00	83,202.67	83,202.67
Net Income	**3,339.13**	**83,202.67**	**86,541.80**