

Two-Eight West Condominium Assoc.

Balance Sheet

As of October 31, 2025

	<u>Oct 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Kirkpatrick Bank - Check 0228	22,309.74
Kirkpatrick Bank - Check 5785	-285.90
Schwab HOA Funds	293,879.90
Total Checking/Savings	<u>315,903.74</u>
Accounts Receivable	
Accounts Receivable	-1.00
Total Accounts Receivable	<u>-1.00</u>
Total Current Assets	315,902.74
Fixed Assets	
Car Charging Stations	6,775.00
Total Fixed Assets	<u>6,775.00</u>
TOTAL ASSETS	<u><u>322,677.74</u></u>
LIABILITIES & EQUITY	
Equity	
Unrealized Invest Gain or Loss	85,644.37
Reserves	233,768.07
Net Income	3,265.30
Total Equity	<u>322,677.74</u>
TOTAL LIABILITIES & EQUITY	<u><u>322,677.74</u></u>

**Two-Eight West Condominium Assoc.
Profit & Loss YTD Comparison
October 2025**

	<u>Oct 25</u>	<u>Jan - Oct 25</u>
Ordinary Income/Expense		
Income		
Charles Schwab Dividend Income	821.58	3,396.14
Dues Income	4,400.00	92,400.00
Checking Interest Income	6.70	64.35
Utilities Income - Water Bills	0.00	4,068.00
Total Income	<u>5,228.28</u>	<u>99,928.49</u>
Expense		
Fraud	-6,398.00	5.00
Administrative Expenses		
Accounting - Lori	625.00	5,910.00
Admin Fees & Supplies	363.66	363.66
Bank Service Charge	0.00	4.00
Dues Subscriptions & Website	0.00	1,487.60
Taxes - Construction Office	0.00	55.36
Total Administrative Expenses	<u>988.66</u>	<u>7,820.62</u>
Elevators		
Inspections	0.00	454.50
Elevator Maintenance - Kone	0.00	11,341.92
Total Elevators	<u>0.00</u>	<u>11,796.42</u>
Exterior Maintenance		
Misc Exterior Maintenance	3,329.23	10,113.58
Windows Cleaning	3,800.00	7,600.00
Total Exterior Maintenance	<u>7,129.23</u>	<u>17,713.58</u>
Interior Maintenance		
Mini Splits & Furnices Holbrook	0.00	297.50
Cleaning - Carmen	795.00	7,965.32
Misc. Maintenance & Supplies	0.00	289.89
Total Interior Maintenance	<u>795.00</u>	<u>8,552.71</u>
HOA Expenses		
Insurance	0.00	32,355.00
Total HOA Expenses	<u>0.00</u>	<u>32,355.00</u>
Utilities		
HOA Utilities	2,688.47	15,613.29
Telephone/Cell/Monitoring Exp	285.90	2,806.57
Total Utilities	<u>2,974.37</u>	<u>18,419.86</u>
Total Expense	<u>5,489.26</u>	<u>96,663.19</u>
Net Ordinary Income	<u>-260.98</u>	<u>3,265.30</u>
Net Income	<u><u>-260.98</u></u>	<u><u>3,265.30</u></u>