

**Balance Sheet (Cash)**  
**BEDFORD PLACE CONDOMINIUM ASSN - (BEDPLACE)**  
**Feb 25**

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ASSETS:

CURRENT ASSETS:

CASH - PENTUCKET CKG	198,290.65
TOTAL CURRENT ASSETS:	<u>198,290.65</u>

FIXED ASSETS:

ACCUM DEPR - ROOF	27,322.73
TOTAL FIXED ASSETS:	<u>-27,322.73</u>

OTHER ASSETS:

ACCOUNTS RECEIVABLE	7,137.11
TOTAL OTHER ASSETS:	<u>7,137.11</u>

TOTAL ASSETS:	<u>178,105.03</u>
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LIAB. & OWNERS EQUITY:

CURRENT LIABILITIES:

MISC PREPAIDS	-2,555.48
PREPAID CONDO FEES	20.58
TOTAL CURRENT LIAB.:	<u>-2,534.90</u>

OWNERS EQUITY:

UNIT OWNERS EQUITY	-142,987.14
RESERVE FUND	323,627.07

TOTAL LIAB. & EQUITY:	<u>178,105.03</u>
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**Balance Sheet (Cash)**  
**BEDFORD PLACE CONDOMINIUM ASSN - (RESERVE)**  
**Feb 25**

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ASSETS:

CURRENT ASSETS:

CASH - PENTUCKET RESERVE	<u>274,904.40</u>
TOTAL CURRENT ASSETS:	274,904.40

TOTAL ASSETS:	<u>274,904.40</u>
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LIAB. & OWNERS EQUITY:

OWNERS EQUITY:

UNIT OWNERS EQUITY	274,904.40
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TOTAL LIAB. & EQUITY:	<u>274,904.40</u>
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**Income Statement (Cash)  
Consolidated Statement  
Jan 24 - Dec 24**

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	Period to Date	%	Year to Date	%
INCOME:				
FEE INCOME:				
CONDO ASSOCIATION FEES	210,423.33	74.09	210,423.33	74.09
TOTAL FEE INCOME:	210,423.33	74.09	210,423.33	74.09
OTHER INCOME:				
RESERVE FEES	73,536.00	25.89	73,536.00	25.89
INTEREST INCOME	45.74	0.02	45.74	0.02
TOTAL OTHER INCOME:	73,581.74	25.91	73,581.74	25.91
TOTAL INCOME:	284,005.07	100.00	284,005.07	100.00
OPERATING EXPENSES:				
ADMINISTRATIVE:				
ACCOUNTING/PROF. FEES	700.00	0.25	700.00	0.25
RESERVE CONTRIBUTIONS	73,536.00	25.89	73,536.00	25.89
LEGAL - GENERAL	150.00	0.05	150.00	0.05
MANAGEMENT FEES	14,300.00	5.04	14,300.00	5.04
POSTAGE/SUPPLIES	178.12	0.06	178.12	0.06
TOTAL ADMINISTRATIVE	88,864.12	31.29	88,864.12	31.29
INSURANCE:				
LIABILITY	17,457.00	6.15	17,457.00	6.15
TOTAL INSURANCE	17,457.00	6.15	17,457.00	6.15
TAXES:				
TAXES - OTHER	150.00	0.05	150.00	0.05
TOTAL TAXES:	150.00	0.05	150.00	0.05
MAINTENANCE:				
GENERAL / SUPPLIES	32,625.03	11.49	32,625.03	11.49
SIGNS	27,999.50	9.86	27,999.50	9.86
TOTAL MAINTENANCE	60,624.53	21.35	60,624.53	21.35
SERVICES:				
EXTERMINATING	540.00	0.19	540.00	0.19
TRASH REMOVAL	4,103.75	1.44	4,103.75	1.44
TOTAL SERVICES	4,643.75	1.64	4,643.75	1.64
GROUNDS:				
LANDSCAPING CONTRACT	31,922.09	11.24	31,922.09	11.24
LANDSCAPE MAINTENANCE	4,650.00	1.64	4,650.00	1.64
SNOW REMOVAL CONTRACT	25,257.16	8.89	25,257.16	8.89
TOTAL GROUNDS	61,829.25	21.77	61,829.25	21.77
UTILITIES:				
ELECTRICITY	7,729.34	2.72	7,729.34	2.72
GAS / PROPANE	508.41	0.18	508.41	0.18
SEWER / SEPTIC	8,034.16	2.83	8,034.16	2.83
WATER	4,383.17	1.54	4,383.17	1.54
TOTAL UTILITIES	20,655.08	7.27	20,655.08	7.27
TOTAL OPERATING EXPENSES	254,223.73	89.51	254,223.73	89.51

**Income Statement (Cash)**  
**Consolidated Statement**  
**Jan 24 - Dec 24**

	<u>Period to Date</u>	<u>%</u>	<u>Year to Date</u>	<u>%</u>
TOTAL EXPENSES	254,223.73	89.51	254,223.73	89.51
NET INCOME:	29,781.34	10.49	29,781.34	10.49