

# Manhattan Condominium Association Inc

## Balance Sheet For 9/30/2025

### Bank

1016 - First Citizens Bank - Operating - 0124 0.05%	\$93,597.99
1020 - First Citizens Bank - Petty Cash 1090	\$2,080.50
1025 - First Citizens Bank - Reserves 4682	\$138,954.51

### Total Bank

**\$234,633.00**

### Investments

1026 - Vanguard - Reserves 4460	\$214,989.43
1100 - Morgan Stanley - Reserves 2374	\$982,528.61

### Total Investments

**\$1,197,518.04**

### Prepaid

1310 - Prepaid Income Tax	\$7,200.00
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### Total Prepaid

**\$7,200.00**

### Total Assets

**\$1,439,351.04**

### Liability

2110 - Prepaid Dues	\$38,713.92
2600 - Reserve Contributions - CY	\$337,500.00
2610 - Reserve Interest - CY	\$49,955.80
2611 - Leasing Fee Payable	\$249.00
2614 - Exp Pd fr Reserve -CY	(\$361,980.85)

### Total Liability

**\$64,437.87**

### Reserve Liability

2805 - Accumulated Reserves	\$1,108,101.32
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### Total Reserve Liability

**\$1,108,101.32**

### Equity

2810 - Retained Earnings	\$217,589.20
2999 - Net Income(Loss)	\$49,222.65

### Total Equity

**\$266,811.85**

### Total Liabilities / Equity

**\$1,439,351.04**

# Manhattan Condominium Association Inc

## Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Assessment Revenue</b>							
3000 - Homeowner Fees	159,984.35	140,633.33	19,351.02	1,270,245.65	1,265,699.97	4,545.68	1,687,600.00
3010 - Special Assessment	959.72	-	959.72	1,022.23	-	1,022.23	-
3020 - Late Fees	421.32	450.00	(28.68)	5,001.18	4,050.00	951.18	5,400.00
3030 - Interest Income H/O	64.27	25.00	39.27	341.24	225.00	116.24	300.00
3065 - Initiation Fees	-	1,083.33	(1,083.33)	11,407.30	9,749.97	1,657.33	13,000.00
3075 - Move In / Out Fee	-	416.67	(416.67)	2,925.00	3,750.03	(825.03)	5,000.00
3090 - Fines	716.68	266.67	450.01	15,636.93	2,400.03	13,236.90	3,200.00
<b>Total Assessment Revenue</b>	<b>162,146.34</b>	<b>142,875.00</b>	<b>19,271.34</b>	<b>1,306,579.53</b>	<b>1,285,875.00</b>	<b>20,704.53</b>	<b>1,714,500.00</b>
<b>Other Revenue</b>							
3200 - Clubhouse Rental	200.00	208.33	(8.33)	1,600.00	1,874.97	(274.97)	2,500.00
3210 - Guest Suite Rental	-	191.67	(191.67)	1,450.00	1,725.03	(275.03)	2,300.00
3240 - Gate/ Key Cards	25.00	208.33	(183.33)	1,065.00	1,874.97	(809.97)	2,500.00
3303 - Legal Reimbursements	10,753.07	208.33	10,544.74	11,338.57	1,874.97	9,463.60	2,500.00
3305 - Income from Collections	105.00	-	105.00	210.00	-	210.00	-
3334 - Utilities Reimbursement	14,511.40	7,950.00	6,561.40	69,301.80	71,550.00	(2,248.20)	95,400.00
3900 - Bank Interest - Operating	5.07	-	5.07	33.58	-	33.58	-
3905 - Bank Interest - Reserves	1,647.94	2,083.33	(435.39)	49,955.80	18,749.97	31,205.83	25,000.00
<b>Total Other Revenue</b>	<b>27,247.48</b>	<b>10,849.99</b>	<b>16,397.49</b>	<b>134,954.75</b>	<b>97,649.91</b>	<b>37,304.84</b>	<b>130,200.00</b>
<b>Total Income</b>	<b>189,393.82</b>	<b>153,724.99</b>	<b>35,668.83</b>	<b>1,441,534.28</b>	<b>1,383,524.91</b>	<b>58,009.37</b>	<b>1,844,700.00</b>

## Operating Expense

<b>Administrative</b>							
4010 - Insurance	10,649.00	12,000.00	1,351.00	107,941.00	104,001.01	(3,939.99)	140,001.01
4020 - Management & Accounting	1,811.07	1,811.07	-	16,299.63	16,299.63	-	21,732.84
4030 - Legal Fees	3,567.50	1,375.00	(2,192.50)	11,802.64	12,375.00	572.36	16,500.00
4040 - Office & Admin-CMA	290.47	833.33	542.86	5,114.95	7,499.97	2,385.02	10,000.00
4041 - Off & Admin - On-site	-	222.26	222.26	1,851.92	2,000.34	148.42	2,667.16
4046 - Copy Machine Lease	-	166.67	166.67	777.59	1,500.03	722.44	2,000.00
4081 - Telephone - Mobile	75.00	141.67	66.67	685.79	1,275.03	589.24	1,700.00
4086 - Computer Expense	-	250.00	250.00	43.19	2,250.00	2,206.81	3,000.00
4095 - Master Association Fees	-	.01	.01	16,308.00	16,301.07	(6.93)	16,301.10
4102 - Federal Income Tax	-	-	-	9,229.00	7,000.00	(2,229.00)	7,000.01
4107 - Income Tax	-	-	-	988.00	1,500.00	512.00	1,500.01
4130 - Tax Audit & License	-	-	-	4,445.00	3,797.00	(648.00)	3,797.01
4200 - Salaries & Payroll Exp.	21,966.13	25,258.33	3,292.20	217,534.26	227,324.97	9,790.71	303,100.00
4305 - Concierge Services	18,228.00	18,750.00	522.00	164,052.00	168,750.00	4,698.00	225,000.00
4400 - Social Committee	-	83.33	83.33	62.71	749.97	687.26	1,000.00
4981 - Dues & Subscriptions	-	216.67	216.67	7,086.76	1,950.03	(5,136.73)	2,600.00
4999 - Bad Debt Write Off	-	83.33	83.33	1.76	749.97	748.21	1,000.00
<b>Total Administrative</b>	<b>56,587.17</b>	<b>61,191.67</b>	<b>4,604.50</b>	<b>564,224.20</b>	<b>575,324.02</b>	<b>11,099.82</b>	<b>758,899.14</b>

# Manhattan Condominium Association Inc

## Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
<b>Grounds &amp; Landscaping</b>							
5030 - Grounds Contract	3,400.83	2,916.67	(484.16)	23,952.47	26,250.03	2,297.56	35,000.00
5690 - Holiday Decorations	-	20.83	20.83	-	187.47	187.47	250.00
<b>Total Grounds &amp; Landscaping</b>	<b>3,400.83</b>	<b>2,937.50</b>	<b>(463.33)</b>	<b>23,952.47</b>	<b>26,437.50</b>	<b>2,485.03</b>	<b>35,250.00</b>
<b>Recreation</b>							
6005 - Pool Supplies	674.62	316.67	(357.95)	3,075.39	2,850.03	(225.36)	3,800.00
6010 - Pool Permit	-	-	-	-	300.00	300.00	300.01
6208 - Fitness Center	535.36	187.50	(347.86)	905.36	1,687.50	782.14	2,250.00
<b>Total Recreation</b>	<b>1,209.98</b>	<b>504.17</b>	<b>(705.81)</b>	<b>3,980.75</b>	<b>4,837.53</b>	<b>856.78</b>	<b>6,350.01</b>
<b>Repairs &amp; Maintenance</b>							
7022 - Window Cleaning	-	583.40	583.40	-	5,250.60	5,250.60	7,000.82
7059 - Elevator Contract	3,080.28	2,816.67	(263.61)	20,390.56	25,350.03	4,959.47	33,800.00
7070 - Building Repair & Maint	14,175.00	6,166.67	(8,008.33)	56,185.82	55,500.03	(685.79)	74,000.00
7075 - Building Supplies	2,907.42	3,016.67	109.25	34,790.76	27,150.03	(7,640.73)	36,200.00
7087 - Generator	-	416.67	416.67	730.00	3,750.03	3,020.03	5,000.00
7090 - Janitorial Supplies	-	491.67	491.67	1,061.29	4,425.03	3,363.74	5,900.00
7091 - Janitorial Contract	9,200.00	9,200.00	-	82,800.00	82,800.00	-	110,400.00
7300 - Termite Bond	-	-	-	1,800.00	1,800.00	-	1,800.01
7305 - Pest Control	190.00	191.67	1.67	1,710.00	1,725.03	15.03	2,300.00
7379 - Trash Chute Maint	1,228.39	991.67	(236.72)	9,596.46	8,925.03	(671.43)	11,900.00
7388 - Front Entrance Maintenance	-	41.67	41.67	-	375.03	375.03	500.00
<b>Total Repairs &amp; Maintenance</b>	<b>30,781.09</b>	<b>23,916.76</b>	<b>(6,864.33)</b>	<b>209,064.89</b>	<b>217,050.84</b>	<b>7,985.95</b>	<b>288,800.83</b>
<b>Access &amp; Monitoring</b>							
7400 - Fire Alarm Monitoring	-	208.33	208.33	650.00	1,874.97	1,224.97	2,500.00
7404 - Door King Fee(s)	245.65	208.33	(37.32)	1,851.55	1,874.97	23.42	2,500.00
7405 - Fire Alarm Repair & Maint.	-	-	-	748.23	10,000.00	9,251.77	10,000.01
7416 - Fire Assurance Inspection	-	-	-	9,145.00	12,400.00	3,255.00	12,400.01
7441 - Gate Remotes & Clickers	-	83.33	83.33	104.00	749.97	645.97	1,000.00
7445 - Gate Maint. & Repair	-	58.33	58.33	-	524.97	524.97	700.00
<b>Total Access &amp; Monitoring</b>	<b>245.65</b>	<b>558.32</b>	<b>312.67</b>	<b>12,498.78</b>	<b>27,424.88</b>	<b>14,926.10</b>	<b>29,100.02</b>
<b>Utilities</b>							
8000 - Utilities - Electric	10,806.15	9,841.67	(964.48)	91,148.20	88,575.03	(2,573.17)	118,100.00
8020 - Utilities - Water&Sewer	10,346.41	9,058.33	(1,288.08)	83,719.42	81,524.97	(2,194.45)	108,700.00
8035 - Utilities - Trash	1,166.30	1,408.33	242.03	9,330.40	12,674.97	3,344.57	16,900.00
8045 - Utilities - Cable TV	-	200.00	200.00	2,018.32	1,800.00	(218.32)	2,400.00
8050 - Utilities - Phone	703.49	433.33	(270.16)	4,918.40	3,899.97	(1,018.43)	5,200.00
<b>Total Utilities</b>	<b>23,022.35</b>	<b>20,941.66</b>	<b>(2,080.69)</b>	<b>191,134.74</b>	<b>188,474.94</b>	<b>(2,659.80)</b>	<b>251,300.00</b>
<b>Reserve Expense (Income)</b>							
9000 - Transfer to Reserves	37,500.00	37,500.00	-	337,500.00	337,500.00	-	450,000.00

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## Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
9008 - Reserve Interest	1,647.94	2,083.33	435.39	49,955.80	18,749.97	(31,205.83)	25,000.00
9020 - Reserve - Cap Expenses	5,871.07	20,702.17	14,831.10	361,980.85	186,319.53	(175,661.32)	248,426.00
9600 - Expenses Pd From Resv	(5,871.07)	(20,702.17)	(14,831.10)	(361,980.85)	(186,319.53)	175,661.32	(248,426.00)
<b>Total Reserve Expense (Income)</b>	<b>39,147.94</b>	<b>39,583.33</b>	<b>435.39</b>	<b>387,455.80</b>	<b>356,249.97</b>	<b>(31,205.83)</b>	<b>475,000.00</b>
<b>Total Expense</b>	<b>154,395.01</b>	<b>149,633.41</b>	<b>(4,761.60)</b>	<b>1,392,311.63</b>	<b>1,395,799.68</b>	<b>3,488.05</b>	<b>1,844,700.00</b>
<b>Operating Net Total</b>	<b>34,998.81</b>	<b>4,091.58</b>	<b>30,907.23</b>	<b>49,222.65</b>	<b>(12,274.77)</b>	<b>61,497.42</b>	<b>-</b>
<b>Net Total</b>	<b>34,998.81</b>	<b>4,091.58</b>	<b>30,907.23</b>	<b>49,222.65</b>	<b>(12,274.77)</b>	<b>61,497.42</b>	<b>-</b>