Income Statement

1/1/2026 - 11/23/2026, By Quarter, Cash basis

Keystone Property Management Co.
160 Southgate Avenue, Suite D
Iowa City, IA 52240
(319) 338-6288

Mayfield Condominium Owners Association

Account	Q1-2026	Q2-2026	Q3-2026	10/01/2026 - 11/23/2026	**Total**
Income					
Association Fee Income					
Homeowner/Condo Owner Association Dues/Fees	150,425.00	125,755.00	129,442.86	94,142.14	499,765.00
Move In Fee	500.00	500.00	2,000.00	1,000.00	4,000.00
Rental Permit Reimbursement			1,300.00		1,300.00
Special Assessment Fee Income	500.00				500.00
Total for Association Fee Income	**$151,425.00**	**$126,255.00**	**$132,742.86**	**$95,142.14**	**$505,565.00**
Interest Income					
Interest from Savings/Reserve Accounts	5.96	6.03	6.09		18.08
Total for Interest Income	**$5.96**	**$6.03**	**$6.09**	**$0.00**	**$18.08**
Late Fee Income	900.00	50.00	525.00	1,375.00	2,850.00
Other Income					
Annual Meeting Non-Attendance Fines	100.00	250.00	500.00	150.00	1,000.00
Legal/Service/Filing Fees for Reimbursement	14.00			14.00	28.00
Reimbursements from Association Owners		(60.00)			(60.00)
Total for Other Income	**$114.00**	**$190.00**	**$500.00**	**$164.00**	**$968.00**
Total Income	**$152,444.96**	**$126,501.03**	**$133,773.95**	**$96,681.14**	**$509,401.08**
Expense					
Cleaning Services					
Carpet Cleaning	1,519.38				1,519.38
Cleaning Services	1,113.00	954.00	799.50	642.00	3,508.50
Dryer Vent Cleaning		854.28			854.28
Total for Cleaning Services	**$2,632.38**	**$1,808.28**	**$799.50**	**$642.00**	**$5,882.16**
Consultation and Professional Services					
Accounting			275.00		275.00
Total for Consultation and Professional Services	**$0.00**	**$0.00**	**$275.00**	**$0.00**	**$275.00**
Entry Door Systems					
Entry Door Repair and Replacement	74.20				74.20
Telephone Services- Entry Door Systems	1,521.75				1,521.75
Total for Entry Door Systems	**$1,595.95**	**$0.00**	**$0.00**	**$0.00**	**$1,595.95**
Fire and Alarm Monitoring Services					
Fire Alarm System Repairs	532.65				532.65
Fire and Alarm Monitoring Services	1,418.91		524.70	529.65	2,473.26
Fire and Alarm System Inspections	956.40				956.40
Hydrant Fee			885.52		885.52
Sprinkler System Inspection and Repairs	1,221.00				1,221.00
Total for Fire and Alarm Monitoring Services	**$4,128.96**	**$0.00**	**$1,410.22**	**$529.65**	**$6,068.83**

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Account	Q1-2026	Q2-2026	Q3-2026	10/01/2026 - 11/23/2026	**Total**
Insurance					
Insurance	44,927.76	30,451.80	60,048.28	29,865.44	165,293.28
Total for Insurance	**$44,927.76**	**$30,451.80**	**$60,048.28**	**$29,865.44**	**$165,293.28**
Lawn Care and Landscaping					
Applications		2,098.80	11,145.90	1,033.50	14,278.20
Bed Maintenance				2,350.00	2,350.00
Lawn and Landscape Supplies		569.10			569.10
Lawn Care and Landscaping			2,675.00		2,675.00
Mowing, Trimming, and Edging		4,022.70	22,043.20	4,022.70	30,088.60
Shrub Removal and Trimming		4,611.00	9,352.50		13,963.50
Spring and Fall Cleanup		3,445.00			3,445.00
Tree Management, Removal, and Trimming		6,766.80	1,819.00		8,585.80
Total for Lawn Care and Landscaping	**$0.00**	**$21,513.40**	**$47,035.60**	**$7,406.20**	**$75,955.20**
Legal Fees					
Lien/Judgement Filing and Release Fees	7.00				7.00
Total for Legal Fees	**$7.00**	**$0.00**	**$0.00**	**$0.00**	**$7.00**
Licenses and Permits		650.00	650.00		1,300.00
Maintenance Repairs and Replacements					
12 Plex Door Locks		4,541.44			4,541.44
Concrete Repairs				895.00	895.00
Dryer Vent Repairs			89.04		89.04
General Maintenance - 12 Plex	2,079.72	187.62	1,018.66		3,286.00
General Maintenance and Repair	22,488.60	12,037.86	829.71		35,356.17
Gutter Repair and Replacement		444.00			444.00
Gutter, Downspout & Drainage Repairs	157.92	1,300.00	148.90		1,606.82
Lighting Repairs and Replacements	191.33				191.33
Mailbox Repairs and Replacements		174.90		97.88	272.78
Pond and Fountain Maintenance	1,202.63	4,880.24	2,839.74		8,922.61
Roof Repairs and Replacement	600.00	3,698.34	1,576.12	367.51	6,241.97
Siding Repair and Replacement			149.80		149.80
Window & Window Screen Repair and Replacement				144.45	144.45
Total for Maintenance Repairs and Replacements	**$26,720.20**	**$27,264.40**	**$6,651.97**	**$1,504.84**	**$62,141.41**
Management Expenses					
Management Fees	3,490.50	3,490.50	3,490.50	2,327.00	12,798.50
Supplies, Copies, Postage	32.26	263.06	248.38	232.12	775.82
Total for Management Expenses	**$3,522.76**	**$3,753.56**	**$3,738.88**	**$2,559.12**	**$13,574.32**
Pest and Critter Control					
Pest and Critter Control	454.74	318.00	265.00		1,037.74

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Account	Q1-2026	Q2-2026	Q3-2026	10/01/2026 - 11/23/2026	**Total**
Total for Pest and Critter Control	**$454.74**	**$318.00**	**$265.00**	**$0.00**	**$1,037.74**
Snow and Ice Removal	52,838.20	17,996.80			70,835.00
Trash Removal and Recycling Services					
Trash Removal and Recycling Services	13,049.89	13,369.04	11,307.66	3,600.22	41,326.81
Total for Trash Removal and Recycling Services	**$13,049.89**	**$13,369.04**	**$11,307.66**	**$3,600.22**	**$41,326.81**
Utilities					
Gas and Electric Service	1,737.36	2,178.64	2,395.11	1,595.72	7,906.83
Water, Sewer, and Stormwater Services	111.24	1,287.67	2,096.06	1,416.87	4,911.84
Total for Utilities	**$1,848.60**	**$3,466.31**	**$4,491.17**	**$3,012.59**	**$12,818.67**
Total Expense	**$151,726.44**	**$120,591.59**	**$136,673.28**	**$49,120.06**	**$458,111.37**
Net Operating Income	**$718.52**	**$5,909.44**	**($2,899.33)**	**$47,561.08**	**$51,289.71**
Net Income	**$718.52**	**$5,909.44**	**($2,899.33)**	**$47,561.08**	**$51,289.71**