

7:34 PM  
03/11/24  
Cash Basis

Graystone Management  
Profit & Loss  
February 2024

|  | Feb 24           | Jan - Feb 24      |
|--|------------------|-------------------|
| <b>Ordinary Income/Expense</b>         |                  |                   |
| <b>Income</b>                          |                  |                   |
| 4000 · Maintenance Fee Income          | 46,690.53        | 108,523.47        |
| 4020 · Carport Fee Income              | 2,560.00         | 6,120.00          |
| 4040 · Locker Fee Income               | 1,856.00         | 3,709.00          |
| 4060 · Interest Income                 | 0.78             | 1.67              |
| 4070 · Reinvestment Fees               | 200.00           | 200.00            |
| 4080 · Late Fees                       | 320.00           | 360.00            |
| <b>Total Income</b>                    | <b>51,627.31</b> | <b>118,914.14</b> |
| <b>Expense</b>                         |                  |                   |
| 6100 · Bank Fees                       | 1.60             | 1.60              |
| 6110 · Earthwork Contract - Managem... | 3,084.00         | 6,168.00          |
| 6120 · Earthwork Contract -Maintenance | 14,324.00        | 28,648.00         |
| 6140 · Office Supplies & Equipment     | 350.03           | 350.03            |
| 6160 · Telephone                       | 166.30           | 166.44            |
| 6180 · Fire & Liability Insurance      | 7,262.16         | 14,524.32         |
| 6230 · Building & Carport Repair       | 3,238.05         | 4,980.05          |
| 6280 · Flowers, Trees & Shrubs         | 3,950.00         | 3,950.00          |
| 6320 · Garbage Removal                 | 1,648.36         | 3,168.39          |
| 6370 · Maintenance Supplies            | 771.13           | 974.48            |
| 6390 · Questar Gas/Dominion Energy     | 41.52            | 62.28             |
| 6460 · Electricity                     | 0.00             | 3,551.89          |
| 6520 · Tractor Maintenance             | 300.00           | 600.00            |
| 6560 · Water & Sewer Expense           | 8,043.44         | 15,576.58         |
| 6570 · Major Improvements\Reserve      | 0.00             | 1,988.05          |
| <b>Total Expense</b>                   | <b>43,180.59</b> | <b>84,718.11</b>  |
| <b>Net Ordinary Income</b>             | <b>8,446.72</b>  | <b>34,196.03</b>  |
| <b>Net Income</b>                      | <b>8,446.72</b>  | <b>34,196.03</b>  |