

Personal Financials for the A.F. Condo

	Actual <u>2022</u>	Actual <u>2023</u>	Actual <u>2024</u>	Estimate <u>2025</u>
Condo Income	\$ 25,751.67	\$ 18,419.05	\$ 21,809.91	\$ 20,000.00
Amount to/from our personal account	\$ 11,635.00	\$ 14,635.00	\$ (2,100.00)	\$ -
Mortgage Payments	\$ 16,373.50	\$ 13,396.50	\$ -	\$ -
HOA Quarterly dues	\$ 4,967.50	\$ 4,946.24	\$ 4,876.24	\$ 4,876.24
Special Assessments Paid	\$ 4,612.50	\$ 4,612.50	\$ 4,151.25	\$ 3,571.13
JJ Home Care	\$ 5,245.28	\$ 5,467.79	\$ 3,285.60	\$ 3,500.00
Gas Bill	\$ 142.45	\$ -	\$ -	\$ -
Electric Bill	\$ 2,289.79	\$ 1,765.96	\$ 2,069.98	\$ 2,100.00
Insurance Renewal	\$ 418.00	\$ 425.00	\$ 687.00	\$ 700.00
Misc. Fees (Bank fees, registration fees...etc)	\$ 43.00	\$ 40.00	\$ -	\$ 35.00
Angel Fire Resort Membership	\$ 1,455.00	\$ 1,580.00	\$ 1,640.00	\$ 1,640.00
Property Taxes		\$ 1,609.10	\$ 1,640.51	\$ 1,650.00
	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Total Income	\$ 37,386.67	\$ 33,054.05	\$ 21,809.91	\$ 20,000.00
Total Mortgage payments	\$ 17,862.00	\$ 13,396.50	\$ -	\$ -
Total HOA expenses	\$ 9,580.00	\$ 9,558.74	\$ 9,027.49	\$ 8,447.37
Total Cleaning Expenses	\$ 5,245.28	\$ 5,467.79	\$ 3,285.60	\$ 3,500.00
Total Utilities	\$ 2,432.24	\$ 1,765.96	\$ 2,069.98	\$ 2,100.00
Total Insurance	\$ 418.00	\$ 425.00	\$ 687.00	\$ 700.00
Total Misc. Fees	\$ 43.00	\$ 1,649.10	\$ 1,640.51	\$ 1,650.00
Angel Fire Resort Membership	\$ 1,455.00	\$ 1,580.00	\$ 1,640.00	\$ 1,640.00
Total Expenses	\$ 37,035.52	\$ 33,843.09	\$ 18,350.58	\$ 18,037.37
Net Income	\$ 351.15	\$ (789.04)	\$ 3,459.33	\$ 1,962.63

Evolve is the property management company used and they take 10% of the reservation cost

I use Jazmin McKee for my cleaning company. She is charging \$150 plus tax for each cleaning

The special assessment for 2025 was a surprise that was brought to us, by the board, in December 2024!

This assessment is to completely redo the main plumbing on the A & B Units. The B Unit was done in the Spring/Summer 2024. The A unit will be done in the Spring/Summer 2025

The special assessment for 2025 has been paid. No additional assessments are expected at this time.

There are a few expenses not included in this report. Website domain renewal, Annual renewal for coded door lock, and monthly satellite bill for TV's are not included in the numbers above.