

## Balance Sheet

**Properties:** Reynolds Lofts Condominium Association - 2520 S 3rd St Louisville, KY 40208

**As of:** 10/22/2025

**Accounting Basis:** Cash

**GL Account Map:** None - use master chart of accounts

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Operating Cash	48,748.07
Cap Ex Reserves	29,686.86
<b>Total Cash</b>	<b>78,434.93</b>
Condo Association Reserves	-25,000.00
Accounts Receivable	-9,039.39
<b>TOTAL ASSETS</b>	<b>44,395.54</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	1,061.40
<b>Total Liabilities</b>	<b>1,061.40</b>
<b>Capital</b>	
Calculated Retained Earnings	22,652.61
Calculated Prior Years Retained Earnings	20,681.53
<b>Total Capital</b>	<b>43,334.14</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>44,395.54</b>

# Income Statement - 12 Month

Six Degrees Real Estate LLC

Properties: Reynolds Lofts Condominium Association - 2520 S 3rd St Louisville, KY 40208

Fund Type: All

Period Range: Jan 2025 to Dec 2025

Accounting Basis: Cash

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
<b>Operating Income &amp; Expense</b>													
<b>Income</b>													
<b>Condo Association Income</b>													
Condo Association Maintenance Fee	0.00	1,132.23	1,132.23	1,132.23	765.14	1,132.23	1,132.23	1,132.23	1,132.23	1,132.23	0.00	0.00	9,822.98
Violation Fee	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00
STR Annual Fee	-345.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-345.35
STR Monthly Fee	-150.00	-50.00	0.00	16.91	-16.91	50.00	32.24	-82.24	29.08	-29.08	0.00	0.00	-200.00
<b>Total Condo Association Income</b>	<b>-495.35</b>	<b>1,132.23</b>	<b>1,132.23</b>	<b>1,149.14</b>	<b>748.23</b>	<b>1,182.23</b>	<b>1,164.47</b>	<b>1,049.99</b>	<b>1,161.31</b>	<b>1,103.15</b>	<b>0.00</b>	<b>0.00</b>	<b>9,327.63</b>
<b>FEES</b>													
Application Fee Income	0.00	0.00	0.00	45.00	45.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	90.00
Utility Reimbursement Fee	2,598.81	6,183.90	28,653.41	7,717.09	9,078.16	8,689.86	9,327.53	9,584.59	8,818.75	7,391.04	0.00	0.00	98,043.14
Cable & Internet Reimbursement	1,284.56	4,206.88	5,483.02	4,357.92	4,650.87	4,449.84	4,724.81	4,740.00	4,380.23	4,673.17	0.00	0.00	42,951.30
<b>Total FEES</b>	<b>3,883.37</b>	<b>10,390.78</b>	<b>34,136.43</b>	<b>12,120.01</b>	<b>13,774.03</b>	<b>13,139.70</b>	<b>14,052.34</b>	<b>14,324.59</b>	<b>13,198.98</b>	<b>12,064.21</b>	<b>0.00</b>	<b>0.00</b>	<b>141,084.44</b>
Miscellaneous Income	0.00	0.00	750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	750.00
<b>Total Operating Income</b>	<b>3,388.02</b>	<b>11,523.01</b>	<b>36,018.66</b>	<b>13,269.15</b>	<b>14,522.26</b>	<b>14,321.93</b>	<b>15,216.81</b>	<b>15,374.58</b>	<b>14,360.29</b>	<b>13,167.36</b>	<b>0.00</b>	<b>0.00</b>	<b>151,162.07</b>

## Income Statement - 12 Month

Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
<b>Expense</b>													
COA Dues	-6,080.38	-18,697.52	-16,969.11	-17,266.75	-18,236.12	-17,197.91	-18,600.28	-18,424.78	-17,096.94	-18,125.20	0.00	0.00	-166,694.99
<b>CLEANING AND MAINTENANCE</b>													
General Maintenance Labor	82.50	195.00	555.00	337.50	546.25	0.00	893.00	0.00	348.15	96.25	0.00	0.00	3,053.65
Landscaping	0.00	0.00	0.00	0.00	0.00	1,974.00	998.00	850.00	680.00	828.00	0.00	0.00	5,330.00
Cleaning and Maintenance -Other	1,500.00	1,760.87	1,500.00	1,745.00	1,598.00	1,500.00	1,945.00	1,620.00	1,696.00	98.00	0.00	0.00	14,962.87
Snow Removal	3,158.80	1,134.20	2,088.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,381.20
Pest Control	0.00	0.00	0.00	228.78	0.00	0.00	0.00	114.39	124.69	0.00	0.00	0.00	467.86
<b>Total CLEANING AND MAINTENANCE</b>	<b>4,741.30</b>	<b>3,090.07</b>	<b>4,143.20</b>	<b>2,311.28</b>	<b>2,144.25</b>	<b>3,474.00</b>	<b>3,836.00</b>	<b>2,584.39</b>	<b>2,848.84</b>	<b>1,022.25</b>	<b>0.00</b>	<b>0.00</b>	<b>30,195.58</b>
<b>INSURANCE</b>													
Property Insurance	1,422.00	0.00	0.00	0.00	1,422.00	46,157.30	7,139.01	5,717.01	-13,737.99	0.00	0.00	0.00	48,119.33
<b>Total INSURANCE</b>	<b>1,422.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,422.00</b>	<b>46,157.30</b>	<b>7,139.01</b>	<b>5,717.01</b>	<b>-13,737.99</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>48,119.33</b>
<b>LEGAL AND OTHER PROFESSIONAL FEES</b>													
Legal	131.19	0.00	0.00	112.50	-231.53	292.50	0.00	2,161.13	0.00	133.50	0.00	0.00	2,599.29
Accounting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	250.00
Other	4,626.69	4,626.69	4,626.69	4,626.69	4,626.69	4,626.69	4,626.69	4,626.69	4,626.69	0.00	0.00	0.00	41,640.21
<b>Total LEGAL AND OTHER PROFESSIONAL FEES</b>	<b>4,757.88</b>	<b>4,626.69</b>	<b>4,626.69</b>	<b>4,739.19</b>	<b>4,395.16</b>	<b>4,919.19</b>	<b>4,626.69</b>	<b>7,037.82</b>	<b>4,626.69</b>	<b>133.50</b>	<b>0.00</b>	<b>0.00</b>	<b>44,489.50</b>
<b>MANAGEMENT FEES</b>													
Management Fees	1,600.01	1,599.99	1,600.00	1,600.00	1,600.00	0.00	3,200.00	1,600.00	1,600.00	1,600.00	0.00	0.00	16,000.00
<b>Total MANAGEMENT FEES</b>	<b>1,600.01</b>	<b>1,599.99</b>	<b>1,600.00</b>	<b>1,600.00</b>	<b>1,600.00</b>	<b>0.00</b>	<b>3,200.00</b>	<b>1,600.00</b>	<b>1,600.00</b>	<b>1,600.00</b>	<b>0.00</b>	<b>0.00</b>	<b>16,000.00</b>

## Income Statement - 12 Month

Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
<b>REPAIRS</b>													
Plumbing	0.00	0.00	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Key/Lock Replacement	0.00	0.00	0.00	441.00	0.00	0.00	0.00	225.00	0.00	270.00	0.00	0.00	936.00
Roof Repair	0.00	0.00	2,250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,250.00
Repairs - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,400.00	0.00	0.00	0.00	0.00	1,400.00
<b>Total REPAIRS</b>	<b>0.00</b>	<b>0.00</b>	<b>2,250.00</b>	<b>741.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,625.00</b>	<b>0.00</b>	<b>270.00</b>	<b>0.00</b>	<b>0.00</b>	<b>4,886.00</b>
Supplies	0.00	0.00	0.00	0.00	52.33	0.00	62.49	0.00	0.00	0.00	0.00	0.00	114.82
Elevator Service	0.00	1,637.21	0.00	0.00	0.00	0.00	0.00	0.00	4,343.96	0.00	0.00	0.00	5,981.17
<b>UTILITIES</b>													
Electricity	10,680.71	16,814.36	11,394.72	7,982.01	7,939.65	8,291.04	9,071.28	9,365.35	9,152.29	0.00	0.00	0.00	90,691.41
Water	720.58	919.10	0.00	3,136.50	876.86	4,662.57	1,171.33	763.41	589.03	0.00	0.00	0.00	12,839.38
Sewer	1,966.42	2,328.96	0.00	7,200.12	2,213.31	0.00	2,788.57	1,997.43	1,633.09	0.00	0.00	0.00	20,127.90
Garbage and Recycling	507.18	507.18	507.18	1,016.31	462.24	461.48	470.32	470.60	468.32	469.08	0.00	0.00	5,339.89
<b>Total UTILITIES</b>	<b>13,874.89</b>	<b>20,569.60</b>	<b>11,901.90</b>	<b>19,334.94</b>	<b>11,492.06</b>	<b>13,415.09</b>	<b>13,501.50</b>	<b>12,596.79</b>	<b>11,842.73</b>	<b>469.08</b>	<b>0.00</b>	<b>0.00</b>	<b>128,998.58</b>
<b>OTHER</b>													
Bank Fees	0.00	0.00	0.00	0.00	45.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45.00
<b>Total OTHER</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>45.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>45.00</b>
<b>CAPITAL EXPENSES</b>													
Doors & Security	0.00	0.00	21.15	21.69	423.21	21.69	21.69	21.68	21.68	21.68	0.00	0.00	574.47
<b>Total CAPITAL EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>21.15</b>	<b>21.69</b>	<b>423.21</b>	<b>21.69</b>	<b>21.69</b>	<b>21.68</b>	<b>21.68</b>	<b>21.68</b>	<b>0.00</b>	<b>0.00</b>	<b>574.47</b>
Elevator Capital Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,900.00	7,900.00	0.00	0.00	15,800.00
<b>Total Operating Expense</b>	<b>20,315.70</b>	<b>12,826.04</b>	<b>7,573.83</b>	<b>11,481.35</b>	<b>3,337.89</b>	<b>50,789.36</b>	<b>13,787.10</b>	<b>12,757.91</b>	<b>2,348.97</b>	<b>-6,708.69</b>	<b>0.00</b>	<b>0.00</b>	<b>128,509.46</b>
<b>NOI - Net Operating Income</b>	<b>-16,927.68</b>	<b>-1,303.03</b>	<b>28,444.83</b>	<b>1,787.80</b>	<b>11,184.37</b>	<b>-36,467.43</b>	<b>1,429.71</b>	<b>2,616.67</b>	<b>12,011.32</b>	<b>19,876.05</b>	<b>0.00</b>	<b>0.00</b>	<b>22,652.61</b>
Total Income	3,388.02	11,523.01	36,018.66	13,269.15	14,522.26	14,321.93	15,216.81	15,374.58	14,360.29	13,167.36	0.00	0.00	151,162.07
Total Expense	20,315.70	12,826.04	7,573.83	11,481.35	3,337.89	50,789.36	13,787.10	12,757.91	2,348.97	-6,708.69	0.00	0.00	128,509.46

## Income Statement - 12 Month

Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
Net Income	<u>-16,927.68</u>	<u>-1,303.03</u>	<u>28,444.83</u>	<u>1,787.80</u>	<u>11,184.37</u>	<u>-36,467.43</u>	<u>1,429.71</u>	<u>2,616.67</u>	<u>12,011.32</u>	<u>19,876.05</u>	<u>0.00</u>	<u>0.00</u>	<u>22,652.61</u>