

Delkus Towers Condominium Association, Inc.**Profit & Loss - Cash Basis**

Cash Basis

January through December 2025

	Jan - Dec 25
Ordinary Income/Expense	
Income	
40-Year - Second Special Asses	1,942.61
40-Year - Third Special Asses	-1,592.61
Application Fees	575.00
Keys	300.00
Laundry Income	3,390.00
Monthly Maintenance	267,509.84
Parking Fee	600.00
Total Income	272,724.84
Expense	
40-year Recerfication - Tiles	37,197.27
40-year Recert -Paint Interior	93.54
40 year re-certification	2,055.00
40 Year recertification Olthe	350.00
Atlantic Broadband - Telephone	3,753.52
Background Reports	94.00
Bank Fees Coupons	204.35
Bank Service Charge	6.25
Building Supplies	1,080.07
Bulk Trash	300.00
Cameras - CCTV	11,246.38
Doors & Locks	1,946.64
Electrical Repairs	500.00
Electricity	7,595.96
Elevator Phone Monitoring	67.50
Elevator Repairs	886.36
Elevator Service	2,751.20
Fees to Division	128.00
Fire Alarms and Repairs	400.00
Fire Equipment	426.22
Gate Repairs	300.00
Insurance Expense	99,364.97
Intercom	275.00
Janitorial Services	9,600.00
Keys Expense	227.65
Landscaping and Groundskeeping	1,120.49
Legal Fees	
40 year Re-certification	1,704.33
Collections	479.31
Total Legal Fees	2,183.64
Licenses & Permits	4,624.88
Licenses Special Master	2,500.00
Light Bulbs & Fixtures	924.66
Miscellaneous Expense	2.00
Office Supplies	97.29
Offiice Expense	200.39
Paint Catwalks	33,892.76
Plumbing Repairs	160.00
pool Repairs	11,213.35
Pool Service	4,080.00
Postage and Delivery	14.60
Property Management Fees	7,350.00
Repairs- Roofing	4,000.00
Repairs and Maintenance	192.77
SIRS Expense	1,850.00
Wash Laundry Expense	2,363.19
Washers & Driers	3,482.59

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Waste Collection	26,809.63
Water & Sewer	39,589.65
Total Expense	327,501.77
Net Ordinary Income	-54,776.93
Other Income/Expense	
Other Income	
Interest Income	29.89
Total Other Income	29.89
Net Other Income	29.89
Net Income	-54,747.04