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12/05/25

Accrual Basis

St. Frances Woods Townhomes No.7

Profit & Loss Budget Performance

October 2025

	Oct 25	Budget	Jan - Oct 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
4000 · Income					
4001 · Ass. Dues - Operating	16,740.00	16,740.00	167,400.00	167,400.00	200,880.00
4101 · Late Fee	0.00		0.00		
4700 · Operating Interest	24.87		265.81		
Total 4000 · Income	16,764.87	16,740.00	167,665.81	167,400.00	200,880.00
Total Income	16,764.87	16,740.00	167,665.81	167,400.00	200,880.00
Gross Profit	16,764.87	16,740.00	167,665.81	167,400.00	200,880.00
Expense					
5100 · Administration					
5110 · Management Contract	1,187.00	1,187.00	11,870.00	11,870.00	14,244.00
5111 · Audit/Tax Returns	0.00	0.00	1,711.00	1,586.00	1,586.00
5112 · Legal Fees	0.00	0.00	0.00	300.00	300.00
5120 · Insurance	7,356.01	7,356.01	68,159.17	68,159.17	84,548.37
5130 · Closing Fee	0.00		0.00		
5140 · Meetings	173.37	0.00	352.27	415.00	415.00
5145 · Committee/Gatherings	0.00	0.00	70.29	300.00	300.00
5150 · Website	0.00	0.00	183.35	190.35	190.35
5160 · Office Expense/Mailings	2,285.72	10.00	2,515.79	1,770.00	1,815.00
5190 · Property Tax	0.00	0.00	4.35	6.00	6.00
Total 5100 · Administration	11,002.10	8,553.01	84,866.22	84,596.52	103,404.72
5200 · Utilities					
5210 · Electricity	55.61	16.00	229.77	160.00	192.00
5220 · Water	304.95	1,600.00	9,367.25	17,255.00	17,410.00
5230 · Sanitation	1,051.93	1,051.94	10,519.30	10,519.32	12,623.20
Total 5200 · Utilities	1,412.49	2,667.94	20,116.32	27,934.32	30,225.20
5400 · Grounds Expenditures					
5410 · Grounds Cont	3,909.43	5,552.40	42,329.49	43,972.46	51,791.32
5415 · Grounds Contract - Tax	139.95	139.95	1,399.50	1,399.50	1,679.40
5420 · Misc Winter/Salt	0.00	0.00	1,397.20	2,000.00	3,000.00
Total 5400 · Grounds Expenditures	4,049.38	5,692.35	45,126.19	47,371.96	56,470.72
5500 · Repair Expenditures					
5510 · General Repairs and Maintenance	0.00	0.00	0.00	1,100.00	1,129.36
5520 · Roof Repairs	0.00	0.00	250.00	200.00	200.00
5530 · Siding - Repair/Paint/Brick	225.00	0.00	3,642.00	1,100.00	1,100.00
5540 · Deck Repair	0.00	0.00	0.00	1,600.00	1,600.00
5554 · Concrete - Sidewalk/Stoop/Drive	0.00		385.00		
5560 · Landscape Repairs	810.94	0.00	810.94	250.00	250.00
5562 · Tree/Shrub Work	0.00		189.22		
5568 · Irrigation	1,047.12	900.00	7,429.78	6,500.00	6,500.00
Total 5500 · Repair Expenditures	2,083.06	900.00	12,706.94	10,750.00	10,779.36
Total Expense	18,547.03	17,813.30	162,815.67	170,652.80	200,880.00
Net Ordinary Income	-1,782.16	-1,073.30	4,850.14	-3,252.80	0.00
Other Income/Expense					
Other Income					
6001 · Ass Dues - Repl Reserves	9,450.00	9,450.00	94,500.00	94,500.00	113,400.00
6700 · Replcmnt Resrve Interest	4,738.08	2,810.00	33,451.90	28,100.00	33,720.00
6710 · Gain on Annuity	16,057.22		36,765.66		
Total Other Income	30,245.30	12,260.00	164,717.56	122,600.00	147,120.00
Other Expense					
7200 · Brokerage Expense	391.36	0.00	1,969.69	0.00	1,201.29
7410 · Taxes - Federal	910.00	0.00	3,055.94	0.00	2,676.00
7420 · Taxes - State	503.00	0.00	1,509.00	0.00	1,385.00
7500 · Reserve Replacement Acct					
7530 · Siding - Replace/Brick/Paint	0.00	0.00	0.00	11,958.70	11,958.70
7535 · Garage Door/Section	0.00	0.00	0.00	2,123.33	2,123.33
7540 · Deck Replacement	0.00	0.00	0.00	78,902.20	78,902.20
7550 · Asphalt - Drive/Road Replace	0.00	0.00	80,690.00	57,168.80	57,168.80
7558 · Apron Replacement	0.00	0.00	0.00	31,200.00	31,200.00
7560 · Landscape Replacement	17,147.66	0.00	17,219.85	8,000.00	8,000.00

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	<u>Oct 25</u>	<u>Budget</u>	<u>Jan - Oct 25</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
7562 · Trees					
7562.1 · Tree Removal/Replacement	18,304.59	0.00	27,859.81	12,234.00	12,234.00
7562.2 · Tree Pruning	2,622.56	0.00	16,573.20	14,128.00	14,128.00
7562.3 · Tree Treatments	-167.59	0.00	30,349.89	21,823.00	21,823.00
Total 7562 · Trees	<u>20,759.56</u>	<u>0.00</u>	<u>74,782.90</u>	<u>48,185.00</u>	<u>48,185.00</u>
7570 · Common Area Replacement	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>3,900.00</u>	<u>3,900.00</u>
Total 7500 · Reserve Replacement Acct	<u>37,907.22</u>	<u>0.00</u>	<u>172,692.75</u>	<u>241,438.03</u>	<u>241,438.03</u>
7600 · Reserve Study	<u>1,347.50</u>		<u>2,695.00</u>		
Total Other Expense	<u>41,059.08</u>	<u>0.00</u>	<u>181,922.38</u>	<u>241,438.03</u>	<u>246,700.32</u>
Net Other Income	<u>-10,813.78</u>	<u>12,260.00</u>	<u>-17,204.82</u>	<u>-118,838.03</u>	<u>-99,580.32</u>
Net Income	<u>-12,595.94</u>	<u>11,186.70</u>	<u>-12,354.68</u>	<u>-122,090.83</u>	<u>-99,580.32</u>