

St. Frances Woods Townhomes No.7

Profit & Loss Budget Performance

December 2025

	Dec 25	Budget	Jan - Dec 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
4000 · Income					
4001 · Ass. Dues - Operating	16,740.00	16,740.00	200,880.00	200,880.00	200,880.00
4101 · Late Fee	0.00		0.00		
4700 · Operating Interest	22.74		313.49		
Total 4000 · Income	16,762.74	16,740.00	201,193.49	200,880.00	200,880.00
Total Income	16,762.74	16,740.00	201,193.49	200,880.00	200,880.00
Gross Profit	16,762.74	16,740.00	201,193.49	200,880.00	200,880.00
Expense					
5100 · Administration					
5110 · Management Contract	1,187.00	1,187.00	14,244.00	14,244.00	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	7,051.66	8,194.60	82,352.32	84,548.37	84,548.37
5130 · Closing Fee	0.00		0.00		
5140 · Meetings	0.00	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	7.55	25.00	2,541.63	1,815.00	1,815.00
5190 · Property Tax	0.00	0.00	4.35	6.00	6.00
Total 5100 · Administration	8,246.21	9,406.60	101,459.21	103,404.72	103,404.72
5200 · Utilities					
5210 · Electricity	27.45	16.00	284.69	192.00	192.00
5220 · Water	-2,429.40	0.00	6,937.85	17,410.00	17,410.00
5230 · Sanitation	1,051.93	1,051.94	12,623.16	12,623.20	12,623.20
Total 5200 · Utilities	-1,350.02	1,067.94	19,845.70	30,225.20	30,225.20
5400 · Grounds Expenditures					
5410 · Grounds Contract	3,909.43	3,909.43	51,791.32	51,791.32	51,791.32
5415 · Grounds Contract - Tax	139.95	139.95	1,679.40	1,679.40	1,679.40
5420 · Misc Winter/Salt	2,701.60	500.00	4,098.80	3,000.00	3,000.00
Total 5400 · Grounds Expenditures	6,750.98	4,549.38	57,569.52	56,470.72	56,470.72
5500 · Repair Expenditures					
5510 · General Repairs and Maintenance	0.00	29.36	0.00	1,129.36	1,129.36
5520 · Roof Repairs	0.00	0.00	250.00	200.00	200.00
5530 · Siding - Repair/Paint/Brick	0.00	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	0.00	0.00	1,354.78	250.00	250.00
5562 · Tree/Shrub Work	0.00		189.22		
5568 · Irrigation	0.00	0.00	9,582.36	6,500.00	6,500.00
Total 5500 · Repair Expenditures	0.00	29.36	15,403.36	10,779.36	10,779.36
Total Expense	13,647.17	15,053.28	194,277.79	200,880.00	200,880.00
Net Ordinary Income	3,115.57	1,686.72	6,915.70	0.00	0.00
Other Income/Expense					
Other Income					
6001 · Ass Dues - Repl Reserves	9,450.00	9,450.00	113,400.00	113,400.00	113,400.00
6700 · Replcmnt Resrve Interest	5,528.85	2,810.00	40,474.03	33,720.00	33,720.00
6710 · Gain on Annuity	0.00		36,765.66		
Total Other Income	14,978.85	12,260.00	190,639.69	147,120.00	147,120.00
Other Expense					
7200 · Brokerage Expense	0.00	1,201.29	1,969.69	1,201.29	1,201.29
7410 · Taxes - Federal	972.00	2,676.00	4,027.94	2,676.00	2,676.00
7420 · Taxes - State	503.00	1,385.00	2,012.00	1,385.00	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	0.00	0.00	17,219.85	8,000.00	8,000.00

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Accrual Basis

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7562 · Trees					
7562.1 · Tree Removal/Replacement	0.00	0.00	28,839.81	12,234.00	12,234.00
7562.2 · Tree Pruning	0.00	0.00	16,573.20	14,128.00	14,128.00
7562.3 · Tree Treatments	0.00	0.00	30,277.42	21,823.00	21,823.00
Total 7562 · Trees	0.00	0.00	75,690.43	48,185.00	48,185.00
7570 · Common Area Replacement	0.00	0.00	0.00	3,900.00	3,900.00
Total 7500 · Reserve Replacement Acct	0.00	0.00	173,600.28	241,438.03	241,438.03
7600 · Reserve Study	0.00		2,695.00		
7901 · Annuity Expense	18,844.90		18,844.90		
Total Other Expense	20,319.90	5,262.29	203,149.81	246,700.32	246,700.32
Net Other Income	-5,341.05	6,997.71	-12,510.12	-99,580.32	-99,580.32
Net Income	-2,225.48	8,684.43	-5,594.42	-99,580.32	-99,580.32