

St. Frances Woods Townhomes No.7

Profit & Loss Budget Overview

January through December 2026

	Jan - Dec 26
Ordinary Income/Expense	
Income	
4000 · Income	
4001 · Ass. Dues - Operating	205,837.20
Total 4000 · Income	205,837.20
Total Income	205,837.20
Gross Profit	205,837.20
Expense	
5100 · Administration	
5110 · Management Contract	14,952.00
5111 · Audit/Tax Returns	1,821.00
5112 · Legal Fees	300.00
5120 · Insurance	86,869.55
5140 · Meetings	375.00
5145 · Committee/Gatherings	300.00
5150 · Website	188.00
5160 · Office Expense/Mailings	2,700.00
5190 · Property Tax	5.00
Total 5100 · Administration	107,510.55
5200 · Utilities	
5210 · Electricity	360.00
5220 · Water	15,000.00
5230 · Sanitation	13,380.60
Total 5200 · Utilities	28,740.60
5400 · Grounds Expenditures	
5410 · Grounds Cont	52,182.46
5415 · Grounds Contract - Tax	1,693.40
5420 · Misc Winter/Salt	3,000.00
Total 5400 · Grounds Expenditures	56,875.86
5500 · Repair Expenditures	
5510 · General Repairs and Maintenance	1,910.19
5520 · Roof Repairs	350.00
5530 · Siding - Repair/Paint/Brick	1,100.00
5540 · Deck Repair	1,600.00
5560 · Landscape Repairs	250.00
5568 · Irrigation	7,500.00
Total 5500 · Repair Expenditures	12,710.19
Total Expense	205,837.20
Net Ordinary Income	0.00
Other Income/Expense	
Other Income	
6001 · Ass Dues - Repl Reserves	121,402.80
6700 · Replcmnt Resrve Interest	26,004.00
Total Other Income	147,406.80
Other Expense	
7200 · Brokerage Expense	2,400.00
7410 · Taxes - Federal	3,888.00
7420 · Taxes - State	2,012.00
7500 · Reserve Replacement Acct	
7530 · Siding - Replace/Brick/Paint	7,530.00
7535 · Garage Door/Section	4,326.00
7540 · Deck Replacement	30,766.00
7550 · Asphalt - Drive/Road Replace	52,989.00
7554 · Concrete - Sidewalk/Stoop/Drive	9,277.00
7558 · Apron Replacement	9,000.00
7560 · Landscape Replacement	6,180.00
7562 · Trees	
7562.1 · Tree Removal/Replacement	6,240.00
7562.2 · Tree Pruning	13,701.00
7562.3 · Tree Treatments	4,260.00
Total 7562 · Trees	24,201.00
Total 7500 · Reserve Replacement Acct	144,269.00
Total Other Expense	152,569.00
Net Other Income	-5,162.20
Net Income	-5,162.20