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10/20/25

Accrual Basis

St. Frances Woods Townhomes No.7

Profit & Loss Budget Performance

September 2025

	Sep 25	Budget	Jan - Sep 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
4000 · Income					
4001 · Ass. Dues - Operating	16,740.00	16,740.00	150,660.00	150,660.00	200,880.00
4101 · Late Fee	0.00		0.00		
4700 · Operating Interest	27.14		240.94		
Total 4000 · Income	16,767.14	16,740.00	150,900.94	150,660.00	200,880.00
Total Income	16,767.14	16,740.00	150,900.94	150,660.00	200,880.00
Gross Profit	16,767.14	16,740.00	150,900.94	150,660.00	200,880.00
Expense					
5100 · Administration					
5110 · Management Contract	1,187.00	1,187.00	10,683.00	10,683.00	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	60,803.16	60,803.16	84,548.37
5130 · Closing Fee	600.00		0.00		
5140 · Meetings	0.00	0.00	178.90	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	22.91	10.00	230.07	1,760.00	1,815.00
5190 · Property Tax	0.00	0.00	4.35	6.00	6.00
Total 5100 · Administration	9,165.92	8,553.01	73,864.12	76,043.51	103,404.72
5200 · Utilities					
5210 · Electricity	27.78	16.00	174.16	144.00	192.00
5220 · Water	3,900.10	3,500.00	9,062.30	15,655.00	17,410.00
5230 · Sanitation	1,051.93	1,051.94	9,467.37	9,467.38	12,623.20
Total 5200 · Utilities	4,979.81	4,567.94	18,703.83	25,266.38	30,225.20
5400 · Grounds Expenditures					
5410 · Grounds Cont	7,144.62	3,909.43	38,420.06	38,420.06	51,791.32
5415 · Grounds Contract - Tax	139.95	139.95	1,259.55	1,259.55	1,679.40
5420 · Misc Winter/Salt	0.00	0.00	1,397.20	2,000.00	3,000.00
Total 5400 · Grounds Expenditures	7,284.57	4,049.38	41,076.81	41,679.61	56,470.72
5500 · Repair Expenditures					
5510 · General Repairs and Maintenance	0.00	200.00	0.00	1,100.00	1,129.36
5520 · Roof Repairs	250.00	0.00	250.00	200.00	200.00
5530 · Siding - Repair/Paint/Brick	3,417.00	0.00	3,417.00	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	0.00	250.00	250.00
5562 · Tree/Shrub Work	189.22		189.22		
5568 · Irrigation	622.12	1,000.00	6,382.66	5,600.00	6,500.00
Total 5500 · Repair Expenditures	4,478.34	1,200.00	10,623.88	9,850.00	10,779.36
Total Expense	25,908.64	18,370.33	144,268.64	152,839.50	200,880.00
Net Ordinary Income	-9,141.50	-1,630.33	6,632.30	-2,179.50	0.00
Other Income/Expense					
Other Income					
6001 · Ass Dues - Repl Reserves	9,450.00	9,450.00	85,050.00	85,050.00	113,400.00
6700 · Replcmnt Resrve Interest	6,514.43	2,810.00	28,713.82	25,290.00	33,720.00
6710 · Gain on Annuity	20,708.44		20,708.44		
Total Other Income	36,672.87	12,260.00	134,472.26	110,340.00	147,120.00
Other Expense					
7200 · Brokerage Expense	0.00	0.00	1,578.33	0.00	1,201.29
7410 · Taxes - Federal	0.00	0.00	2,145.94	0.00	2,676.00
7420 · Taxes - State	0.00	0.00	1,006.00	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	80,690.00	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	72.19	8,000.00	8,000.00

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7562 · Trees					
7562.1 · Tree Removal/Replacement	0.00	0.00	9,555.22	12,234.00	12,234.00
7562.2 · Tree Pruning	0.00	0.00	13,950.64	14,128.00	14,128.00
7562.3 · Tree Treatments	2,101.27	0.00	30,517.48	21,823.00	21,823.00
Total 7562 · Trees	2,101.27	0.00	54,023.34	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	82,791.27	0.00	134,785.53	241,438.03	241,438.03
7600 · Reserve Study	0.00		1,347.50		
Total Other Expense	82,791.27	0.00	140,863.30	241,438.03	246,700.32
Net Other Income	-46,118.40	12,260.00	-6,391.04	-131,098.03	-99,580.32
Net Income	-55,259.90	10,629.67	241.26	-133,277.53	-99,580.32