

Southbrook Condo HOA
Profit & Loss
 January through September 2025

	<u>Jan - Mar 25</u>	<u>Apr - Jun 25</u>	<u>Jul - Sep 25</u>	<u>TOTAL</u>
Income				
Homeowner's Dues	63,800.00	58,090.00	59,720.00	181,610.00
Insurance Income	0.00	6,480.00	27,815.00	34,295.00
Total Income	63,800.00	64,570.00	87,535.00	215,905.00
Expenses				
Bank Service Charges	0.00	60.00	2.00	62.00
Bookkeeping Services	1,200.00	1,200.00	3,610.00	6,010.00
Building Maintenance				
Chimey Repair and Inspection	1,500.00	0.00	0.00	1,500.00
Deck Repair	10,110.26	28,812.99	2,610.00	41,533.25
Gutter Repair/Cleaning	2,974.64	2,226.00	4,627.50	9,828.14
Painting	0.00	16,488.00	2,994.00	19,482.00
Repairs	1,256.00	3,024.19	7,925.00	12,205.19
Supplies and Materials	14.24	1,683.78	5,218.67	6,916.69
Total Building Maintenance	15,855.14	52,234.96	23,375.17	91,465.27
Electricity	1.62	92.02	217.18	310.82
Grounds Maintenance				
Grass Mowing	0.00	3,280.00	6,760.00	10,040.00
Snow Removal	26,950.00	2,200.00	0.00	29,150.00
Sprinkler System	0.00	0.00	1,438.11	1,438.11
Other Grounds Maintenance	1,131.00	117.43	1,019.97	2,268.40
Total Grounds Maintenance	28,081.00	5,597.43	9,218.08	42,896.51
Insurance				
Commercial Liability Insurance	0.00	18,383.00	14,604.00	32,987.00
Total Insurance	0.00	18,383.00	14,604.00	32,987.00
Office Expense				
Mileage	0.00	199.50	427.50	627.00
Phone & WiFi	1,040.00	80.00	120.00	1,240.00
Postage	14.60	14.60	31.20	60.40
Website	147.70	149.70	174.70	472.10
Office Expense - Other	46.00	223.47	62.38	331.85
Total Office Expense	1,248.30	667.27	815.78	2,731.35
QOB Payroll/Subscription_Rudd	166.50	166.50	110.00	443.00
Professional Service Fees	600.00	0.00	0.00	600.00
Property Management	2,750.00	2,775.00	2,775.00	8,300.00
Resident Manager	1,800.00	1,800.00	2,100.00	5,700.00
Water	7,817.70	8,443.61	7,833.00	24,094.31
Total Expenses	59,520.26	91,419.79	64,660.21	215,600.26
Net Ordinary Income	4,279.74	-26,849.79	22,874.79	304.74
Other Income/Expenses				
Other Income				
Interest Earned	55.40	52.18	20.77	128.35
PY Homeowner Dues Income	4,400.00	-600.00	0.00	3,800.00
PY Insurance Income	0.00	-42.90	0.00	-42.90
Total Other Income	4,455.40	-590.72	20.77	3,885.45
Other Expense				
Other Expense	1,000.00	200.00	0.00	1,200.00
Total Other Expense	1,000.00	200.00	0.00	1,200.00
Net Other Income	3,455.40	-790.72	20.77	2,685.45
Net Income	7,735.14	-27,640.51	22,895.56	2,990.19