

Cash Basis

**Southbrook Condo HOA
Profit & Loss
January through December 2025**

Jan - Dec 25

Income

| | |
|---------------------|-------------------|
| Homeowner's Dues | 240,600.00 |
| Insurance Income | 47,520.00 |
| Total Income | 288,120.00 |

Expenses

Building Maintenance

| | |
|-------------------------------------|-------------------|
| Chimey Clean & repairs | 1,500.00 |
| Deck Repair | 45,823.72 |
| Gutter Repair/Cleaning | 12,301.67 |
| Painting | 22,147.00 |
| Repairs | 12,205.19 |
| Supplies and Materials | 7,717.58 |
| Building Maintenance - Other | 3,540.00 |
| Total Building Maintenance | 105,235.16 |

Grounds Maintenance

| | |
|----------------------------------|------------------|
| Landscaping | 25,828.51 |
| Snow Removal | 29,249.90 |
| Sprinkler System | 1,397.77 |
| Total Grounds Maintenance | 56,476.18 |

Insurance

| | |
|--------------------------------|------------------|
| Commercial Liability Insurance | 43,939.10 |
| Total Insurance | 43,939.10 |

Office Expense

| | |
|-------------------------------|-----------------|
| Mileage | 1,257.00 |
| Phone & WiFi | 1,360.00 |
| Postage | 122.80 |
| Website | 636.80 |
| Office Expense - Other | 331.85 |
| Total Office Expense | 3,708.45 |

| | |
|-------------------------------|-----------|
| OQB Payroll/Subscription_Rudd | 443.00 |
| Bank Service Charges | 64.00 |
| Bookkeeping Services | 9,672.50 |
| PayHOA Fees | 272.00 |
| Professional Service Fees | 2,355.00 |
| Property Management | 11,775.00 |
| Resident Manager | 7,100.00 |

Utilities

| | |
|-------------|--------|
| Electricity | 370.34 |
|-------------|--------|

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|------------------------|-------------------|
| Water | 31,925.86 |
| Total Utilities | 32,296.20 |
| | |
| Total Expenses | 273,336.59 |

Net Ordinary Income 14,783.41

Other Income

| | |
|---------------------------------|-----------------|
| Interest Earned | 381.67 |
| PY Homeowner Dues Income | 3,400.00 |
| PY Insurance Income | -42.90 |
| Total Other Income | 3,738.77 |

Other Expenses

| | |
|-----------------------------|-----------------|
| Corp Tax | 50.00 |
| Other Expense | 1,200.00 |
| Total Other Expenses | 1,250.00 |

Net Income **17,272.18**