

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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Cash Basis

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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