

## Highlands Townhomes Association Profit & Loss Budget vs. Actual January 1 through November 3, 2025

	<u>Jan 1 - Nov 3</u>	<u>2025 Budget</u>	<u>2026 Budget</u>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Dues Income	66,000.00	66,000.00	66,000.00
<b>Total Income</b>	<b>66,000.00</b>	<b>66,000.00</b>	<b>66,000.00</b>
<b>Expense</b>			
Accounting fees	474.00	400.00	550.00
<b>Building Maintenance</b>			
Beam work	8,340.00	0.00	0.00
Bird Holes	1,731.25	2,500.00	2,500.00
Chimney & dryer vent cleaning	-360.00	1,500.00	1,200.00
Decks & Porches	0.00	500.00	500.00
Roofs & Gutters	75.00	800.00	500.00
Sewage Lines	1,017.00	0.00	1,000.00
<b>Total Building Maintenance</b>	<b>10,803.25</b>	<b>5,300.00</b>	<b>5,700.00</b>
Contingency	0.00	0.00	3,810.00
Finance Charge	18.10	0.00	0.00
Insurance Expense	9,875.52	11,800.00	12,650.00 *10% Increase
Landscaping and Groundskeeping	15,088.20	20,000.00	20,000.00
Merchant deposit fees	67.00	60.00	90.00
Postage and Delivery	97.35	200.00	250.00 \$214 PO & \$36 for stamps
Property Management Fees	5,555.00	6,600.00	6,900.00 \$25/mo increase
Snow Removal	7,078.84	8,000.00	9,000.00
Tax Expense	71.51	10.00	50.00
Utilities	5,194.77	5,200.00	7,000.00 *5% Increase
<b>Total Expense</b>	<b>54,323.54</b>	<b>57,570.00</b>	<b>66,000.00</b>
<b>Net Ordinary Income</b>	<b>11,676.46</b>	<b>8,430.00</b>	<b>0.00</b>
<b>Other Income/Expense</b>			
<b>Other Income</b>			
Capital Reserve Income	12,000.00	12,000.00	12,000.00
Interest Income	31.66	0.00	0.00
<b>Total Other Income</b>	<b>12,031.66</b>	<b>12,000.00</b>	<b>12,000.00</b>
<b>Other Expense</b>			
<b>Capital Expense</b>			
Painting Project	16,425.00	90,000.00	0.00
<b>Total Capital Expense</b>	<b>16,425.00</b>	<b>90,000.00</b>	<b>0.00</b>
<b>Total Other Expense</b>	<b>16,425.00</b>	<b>90,000.00</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>-4,393.34</b>	<b>-78,000.00</b>	<b>12,000.00</b>
<b>Net Income</b>	<b>7,283.12</b>	<b>-69,570.00</b>	<b>12,000.00</b>