

## Highlands Townhomes Association

02/05/26

## Profit &amp; Loss

Cash Basis

January 2020 through December 2025

	Jan - Dec 20	Jan - Dec 21	Jan - Dec 22	Jan - Dec 23	Jan - Dec 24	Jan - Dec 25	TOTAL
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
Dues Income	44,850.00	57,150.00	48,000.00	54,707.63	68,289.82	66,000.00	338,997.45
Late Fee Income	0.00	0.00	15.00	0.00	0.00	0.00	15.00
<b>Total Income</b>	<b>44,850.00</b>	<b>57,150.00</b>	<b>48,015.00</b>	<b>54,707.63</b>	<b>68,289.82</b>	<b>66,000.00</b>	<b>339,012.45</b>
<b>Gross Profit</b>	<b>44,850.00</b>	<b>57,150.00</b>	<b>48,015.00</b>	<b>54,707.63</b>	<b>68,289.82</b>	<b>66,000.00</b>	<b>339,012.45</b>
<b>Expense</b>							
Accounting fees	400.00	500.00	300.00	531.00	350.00	474.00	2,555.00
Bank Charges	0.00	0.00	0.00	0.00	200.52	0.00	200.52
<b>Building Maintenance</b>							
Beam work	0.00	0.00	0.00	0.00	0.00	8,340.00	8,340.00
Bird Holes	0.00	0.00	0.00	0.00	0.00	1,731.25	1,731.25
Chimney & dryer vent cleaning	0.00	0.00	0.00	0.00	460.00	-360.00	100.00
Electrical	0.00	0.00	0.00	0.00	0.00	117.50	117.50
Painting	3,871.42	696.09	0.00	0.00	0.00	75.00	4,642.51
Roofs & Gutters	0.00	205.00	3,247.50	265.73	474.05	929.30	5,121.58
Sewage Lines	0.00	0.00	0.00	0.00	1,479.75	1,023.10	2,502.85
Building Maintenance - Other	4,200.00	-4,200.00	1,165.00	2,185.43	2,118.59	0.00	5,469.02
<b>Total Building Maintenance</b>	<b>8,071.42</b>	<b>-3,298.91</b>	<b>4,412.50</b>	<b>2,451.16</b>	<b>4,532.39</b>	<b>11,856.15</b>	<b>28,024.71</b>
Finance Charge	0.00	0.00	0.00	0.00	0.00	12.00	12.00
Insurance Expense	5,778.91	7,325.40	9,883.66	9,296.40	7,102.45	11,436.08	50,822.90
Landscaping and Groundskeeping	9,746.87	8,799.63	19,976.07	14,749.49	17,421.50	16,048.20	86,741.76
Legal Fees	3,200.00	457.68	0.00	0.00	0.00	0.00	3,657.68
Merchant deposit fees	0.00	63.00	141.00	66.00	87.00	77.00	434.00
Miscellaneous Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Office Supplies	53.45	0.00	0.00	0.00	13.04	0.00	66.49
Postage and Delivery	55.00	106.00	138.00	187.58	150.00	280.51	917.09
Professional Fees	0.00	0.00	1,488.85	0.00	0.00	0.00	1,488.85
Property Management Fees	6,555.00	6,645.00	6,720.00	6,600.00	6,600.00	6,655.00	39,775.00
Reimbursed expense	165.91	418.44	-485.91	0.00	0.00	0.00	98.44
Repairs of Buildings	717.76	2,011.38	583.09	0.00	0.00	0.00	3,312.23
Road Repairs	0.00	0.00	975.00	0.00	0.00	0.00	975.00
Snow Removal	6,632.74	1,662.06	3,754.00	9,108.63	4,853.80	7,315.34	33,326.57
Subdivision Annual Dues	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Tax Expense	10.00	10.00	10.00	10.00	10.00	71.51	121.51
Utilities	4,537.52	4,283.42	4,627.40	3,308.18	5,786.96	5,918.28	28,461.76
Window Cleaning Expense	200.00	-200.00	0.00	0.00	0.00	0.00	0.00
<b>Total Expense</b>	<b>46,124.58</b>	<b>28,783.10</b>	<b>52,523.66</b>	<b>46,308.44</b>	<b>47,107.66</b>	<b>60,144.07</b>	<b>280,991.51</b>
<b>Net Ordinary Income</b>	<b>-1,274.58</b>	<b>28,366.90</b>	<b>-4,508.66</b>	<b>8,399.19</b>	<b>21,182.16</b>	<b>5,855.93</b>	<b>58,020.94</b>
<b>Other Income/Expense</b>							
<b>Other Income</b>							
Capital Reserve Income	4,600.00	2,600.00	9,600.00	21,657.95	12,941.65	12,000.00	63,399.60
Interest Income	0.49	0.97	1.35	8.41	275.58	32.45	319.25
Special assessment- Deck	0.00	0.00	346,500.00	2,250.00	0.00	0.00	348,750.00
<b>Total Other Income</b>	<b>4,600.49</b>	<b>2,600.97</b>	<b>356,101.35</b>	<b>23,916.36</b>	<b>13,217.23</b>	<b>12,032.45</b>	<b>412,468.85</b>
<b>Other Expense</b>							
<b>Capital Expense</b>							
Deck Project	0.00	87.50	351,673.46	17,718.23	22,510.53	0.00	391,989.72
Landscape Project	0.00	0.00	0.00	11,599.57	0.00	0.00	11,599.57
Painting Project	0.00	0.00	0.00	0.00	0.00	16,425.00	16,425.00
Capital Expense - Other	0.00	0.00	0.00	0.00	360.00	0.00	360.00
<b>Total Capital Expense</b>	<b>0.00</b>	<b>87.50</b>	<b>351,673.46</b>	<b>29,317.80</b>	<b>22,870.53</b>	<b>16,425.00</b>	<b>420,374.29</b>
<b>Total Other Expense</b>	<b>0.00</b>	<b>87.50</b>	<b>351,673.46</b>	<b>29,317.80</b>	<b>22,870.53</b>	<b>16,425.00</b>	<b>420,374.29</b>
<b>Net Other Income</b>	<b>4,600.49</b>	<b>2,513.47</b>	<b>4,427.89</b>	<b>-5,401.44</b>	<b>-9,653.30</b>	<b>-4,392.55</b>	<b>-7,905.44</b>
<b>Net Income</b>	<b>3,325.91</b>	<b>30,880.37</b>	<b>-80.77</b>	<b>2,997.75</b>	<b>11,528.86</b>	<b>1,463.38</b>	<b>50,115.50</b>