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Accrual Basis

The Town Homes at Ludlow Bay Association
Profit & Loss Budget vs. Actual-Month
July through December 2025

	TOTAL			
	Jul - Dec 25	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Assessments - Dues				
Quarterly dues	41,125.00	41,125.00	0.00	100.0%
Total Assessments - Dues	41,125.00	41,125.00	0.00	100.0%
Total Income	41,125.00	41,125.00	0.00	100.0%
Gross Profit	41,125.00	41,125.00	0.00	100.0%
Expense				
Bank Service Charges	0.00	0.00	0.00	0.0%
Cable	10,937.94	10,938.00	-0.06	100.0%
Electric	1,238.01	1,029.00	209.01	120.3%
Fire Sprinkler Monitor	1,522.28	1,522.00	0.28	100.0%
Fire System Testing	2,079.20	1,750.00	329.20	118.8%
Insurance Expense	12,243.00	12,243.00	0.00	100.0%
Landscaping				
Landscape Labor	13,106.50	13,104.00	2.50	100.0%
Landscape Materials	316.13	1,988.00	-1,671.87	15.9%
Landscaping - Other	0.00	0.00	0.00	0.0%
Total Landscaping	13,422.63	15,092.00	-1,669.37	88.9%
Licenses	0.00	0.00	0.00	0.0%
HOA Social	0.00	250.00	-250.00	0.0%
Postage & Office	188.00	200.00	-12.00	94.0%
Professional Services				
Accounting	793.29	1,010.00	-216.71	78.5%
Legal	450.00	500.00	-50.00	90.0%
WebSite	555.00	450.00	105.00	123.3%
Total Professional Services	1,798.29	1,960.00	-161.71	91.7%
Repairs and Maintenance				
Maintenance Contingency	0.00	0.00	0.00	0.0%
Regular Maintenance	2,184.00	0.00	2,184.00	100.0%
Total Repairs and Maintenance	2,184.00	0.00	2,184.00	100.0%
Waste Disposal	3,819.07	3,510.00	309.07	108.8%
Water	1,790.57	1,504.00	286.57	119.1%
Total Expense	51,222.99	49,998.00	1,224.99	102.5%
Net Ordinary Income	-10,097.99	-8,873.00	-1,224.99	113.8%
Other Income/Expense				
Other Income				
Capital Gains/Loss				
CD Interest	183.50	0.00	183.50	100.0%
Bank Sweep Interest	61.07	0.00	61.07	100.0%
Cash Dividends	210.76	0.00	210.76	100.0%
Accrued Income	457.62	0.00	457.62	100.0%
Unrealized Gains/Loss	409.33	0.00	409.33	100.0%
Capital Gains/Loss - Other	0.00	1,420.00	-1,420.00	0.0%
Total Capital Gains/Loss	1,322.28	1,420.00	-97.72	93.1%
Total Other Income	1,322.28	1,420.00	-97.72	93.1%
Other Expense				
Investment Fees	0.00	0.00	0.00	0.0%
Total Other Expense	0.00	0.00	0.00	0.0%
Net Other Income	1,322.28	1,420.00	-97.72	93.1%
Net Income	**-8,775.71**	**-7,453.00**	**-1,322.71**	**117.7%**