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10/03/25
Accrual Basis

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

	TOTAL			
	Jul - Sep 25	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Assessments - Dues				
Quarterly dues	19,000.00	19,000.00	0.00	100.0%
Total Assessments - Dues	19,000.00	19,000.00	0.00	100.0%
Total Income	19,000.00	19,000.00	0.00	100.0%
Gross Profit	19,000.00	19,000.00	0.00	100.0%
Expense				
Bank Service Charges	0.00	0.00	0.00	0.0%
Cable	5,468.97	5,469.00	-0.03	100.0%
Electric	584.82	479.00	105.82	122.1%
Fire Sprinkler Monitor	761.14	761.00	0.14	100.0%
Fire System Testing	0.00	0.00	0.00	0.0%
Insurance Expense	12,243.00	2,500.00	9,743.00	489.7%
Landscaping				
Landscape Labor	6,554.50	6,552.00	2.50	100.0%
Landscape Materials	22.81	1,494.00	-1,471.19	1.5%
Landscaping - Other	0.00	0.00	0.00	0.0%
Total Landscaping	6,577.31	8,046.00	-1,468.69	81.7%
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	536.64	650.00	-113.36	82.6%
Legal	0.00	250.00	-250.00	0.0%
WebSite	525.00	400.00	125.00	131.3%
Total Professional Services	1,061.64	1,300.00	-238.36	81.7%
Repairs and Maintenance				
Maintenance Contingency	0.00	0.00	0.00	0.0%
Regular Maintenance	0.00	0.00	0.00	0.0%
Total Repairs and Maintenance	0.00	0.00	0.00	0.0%
Waste Disposal	2,125.77	2,100.00	25.77	101.2%
Water	1,263.50	993.00	270.50	127.2%
Total Expense	30,274.15	22,098.00	8,176.15	137.0%
Net Ordinary Income	-11,274.15	-3,098.00	-8,176.15	363.9%
Other Income/Expense				
Other Income				
Capital Gains/Loss				
CD Interest	183.50	0.00	183.50	100.0%
Bank Sweep Interest	0.45	0.00	0.45	100.0%
Cash Dividends	135.73	0.00	135.73	100.0%
Accrued Income	0.00	0.00	0.00	0.0%
Unrealized Gains/Loss	3.50	0.00	3.50	100.0%
Capital Gains/Loss - Other	0.00	730.00	-730.00	0.0%
Total Capital Gains/Loss	323.18	730.00	-406.82	44.3%
Total Other Income	323.18	730.00	-406.82	44.3%
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	323.18	730.00	-406.82	44.3%
Net Income	**-10,950.97**	**-2,368.00**	**-8,582.97**	**462.5%**