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12/08/25

Cash Basis

Bluegrass Commons Condominims Assoc. of Unit Owners

Profit & Loss Budget vs. Actual

January through November 2025

	Jan - Nov 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
1000 - Income			
1001 - HOA Dues Income	94,610.00	95,040.00	-430.00
Total 1000 - Income	94,610.00	95,040.00	-430.00
2000 - Other Income			
2003 - Late fee Income	0.00	330.00	-330.00
2005 - Misc. Income	0.00		
2006 - Parking Income	3,725.00	1,100.00	2,625.00
2007 - 135 Virginia Reimb	507.55		
2008 - 165 Virginia Reimb	295.63		
2009 - Special Assessment	0.00		
Total 2000 - Other Income	4,528.18	1,430.00	3,098.18
Total Income	99,138.18	96,470.00	2,668.18
Expense			
3000 - Administrative Expenses			
3001 - Postage and Delivery	28.08	55.00	-26.92
3002 - Professional Fees	1,376.15	550.00	826.15
3003 - Computer and Internet	530.00	242.00	288.00
3004 - Property Management Fees	7,756.80	7,722.00	34.80
3005 - Office Supplies	138.42	242.00	-103.58
3007 - Insurance Expense			
3007A Directors & Officers	1,509.08	1,425.00	84.08
3007 - Insurance Expense - Other	8,032.74	7,000.00	1,032.74
Total 3007 - Insurance Expense	9,541.82	8,425.00	1,116.82
3008 - Dues & Subscription	15.00	110.00	-95.00
3009 - Bank Fees	164.00	165.00	-1.00
Total 3000 - Administrative Expenses	19,550.27	17,511.00	2,039.27
4000 - Utilities			
4001 - Electric	2,998.15	3,575.00	-576.85
4002 - Water	8,186.55	6,600.00	1,586.55
4003 - Sewer	10,551.54	8,085.00	2,466.54
4004 - Garbage Removal	776.93	825.00	-48.07
4006 - Telephone & Internet	470.15		
Total 4000 - Utilities	22,983.32	19,085.00	3,898.32
5000 - Repairs and Maintenance			
5001 - General Repairs & Maint	4,170.00	4,400.00	-230.00
5002 - HVAC Repairs	0.00	0.00	0.00
5003 - Plumbing Repairs	1,328.49	880.00	448.49
5004 - Electrical Repairs	100.35	440.00	-339.65
5006 - Cleaning Contract	816.20	935.00	-118.80
5014 - Deffered Maintenance	0.00	11,687.50	-11,687.50
Total 5000 - Repairs and Maintenance	6,415.04	18,342.50	-11,927.46
6000 - Supplies			
6001 - Maintenance Supplies	563.46	440.00	123.46
6003 - Electrical Supplies	45.46	220.00	-174.54
6004 - Cleaning Supplies	8.99		
Total 6000 - Supplies	617.91	660.00	-42.09
7000 - Landscaping & Grounds			
7001 - Landscaping & Grounds	5,944.56	5,785.00	159.56
7002 - Grounds Clean Up	1,500.00	1,650.00	-150.00
7003 - Tree Trimming or Removal	0.00	1,500.00	-1,500.00
7004 - Snow Removal	2,850.50	4,800.00	-1,949.50
Total 7000 - Landscaping & Grounds	10,295.06	13,735.00	-3,439.94

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	Jan - Nov 25	Budget	\$ Over Budget
Total Expense	59,861.60	69,333.50	-9,471.90
Net Ordinary Income	39,276.58	27,136.50	12,140.08
Other Income/Expense			
Other Expense			
8001 - Monthly Reserve Tranfer	9,504.00	9,504.00	0.00
8005 Loan Interest Expense	4,371.14	4,598.00	-226.86
Total Other Expense	13,875.14	14,102.00	-226.86
Net Other Income	-13,875.14	-14,102.00	226.86
Net Income	25,401.44	13,034.50	12,366.94