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Bluegrass Commons Condominims Assoc. of Unit Owners

11/20/25

Profit & Loss Budget vs. Actual

Cash Basis

January through October 2025

	Jan - Oct 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
1000 - Income			
1001 - HOA Dues Income	86,210.00	86,400.00	-190.00
Total 1000 - Income	86,210.00	86,400.00	-190.00
2000 - Other Income			
2003 - Late fee Income	0.00	300.00	-300.00
2005 - Misc. Income	0.00		
2006 - Parking Income	3,725.00	1,000.00	2,725.00
2007 - 135 Virginia Reimb	507.55		
2008 - 165 Virginia Reimb	295.63		
2009 - Special Assessment	0.00		
Total 2000 - Other Income	4,528.18	1,300.00	3,228.18
Total Income	90,738.18	87,700.00	3,038.18
Expense			
3000 - Administrative Expenses			
3001 - Postage and Delivery	28.08	50.00	-21.92
3002 - Professional Fees	1,250.15	500.00	750.15
3003 - Computer and Internet	530.00	220.00	310.00
3004 - Property Management Fees	7,084.80	7,020.00	64.80
3005 - Office Supplies	138.42	220.00	-81.58
3007 - Insurance Expense			
3007A Directors & Officers	0.00	0.00	0.00
3007 - Insurance Expense - Other	7,981.74	7,000.00	981.74
Total 3007 - Insurance Expense	7,981.74	7,000.00	981.74
3008 - Dues & Subscription	15.00	100.00	-85.00
3009 - Bank Fees	149.00	150.00	-1.00
Total 3000 - Administrative Expenses	17,177.19	15,260.00	1,917.19
4000 - Utilities			
4001 - Electric	2,690.07	3,250.00	-559.93
4002 - Water	7,564.60	6,000.00	1,564.60
4003 - Sewer	9,838.51	7,350.00	2,488.51
4004 - Garbage Removal	706.30	750.00	-43.70
4006 - Telephone & Internet	425.20		
Total 4000 - Utilities	21,224.68	17,350.00	3,874.68
5000 - Repairs and Maintenance			
5001 - General Repairs & Maint	3,295.00	4,000.00	-705.00
5002 - HVAC Repairs	0.00	0.00	0.00
5003 - Plumbing Repairs	1,328.49	800.00	528.49
5004 - Electrical Repairs	100.35	400.00	-299.65
5006 - Cleaning Contract	742.00	850.00	-108.00
5014 - Deferred Maintenance	0.00	10,625.00	-10,625.00
Total 5000 - Repairs and Maintenance	5,465.84	16,675.00	-11,209.16
6000 - Supplies			
6001 - Maintenance Supplies	563.46	400.00	163.46
6003 - Electrical Supplies	45.46	200.00	-154.54
6004 - Cleaning Supplies	8.99		
Total 6000 - Supplies	617.91	600.00	17.91
7000 - Landscaping & Grounds			
7001 - Landscaping & Grounds	4,385.30	5,350.00	-964.70
7002 - Grounds Clean Up	1,500.00	1,500.00	0.00
7003 - Tree Trimming or Removal	0.00	1,500.00	-1,500.00
7004 - Snow Removal	2,850.50	4,500.00	-1,649.50

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Total 7000 - Landscaping & Grounds	8,735.80	12,850.00	-4,114.20
Total Expense	53,221.42	62,735.00	-9,513.58
Net Ordinary Income	37,516.76	24,965.00	12,551.76
Other Income/Expense			
Other Expense			
8001 - Monthly Reserve Tranfer	8,640.00	8,640.00	0.00
8005 Loan Interest Expense	4,111.89	4,180.00	-68.11
Total Other Expense	12,751.89	12,820.00	-68.11
Net Other Income	-12,751.89	-12,820.00	68.11
Net Income	24,764.87	12,145.00	12,619.87