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10/15/25

Cash Basis

South Hill Station Lofts Condo Assoc, Inc.

Profit & Loss Budget vs. Actual

January through September 2025

	Jan - Sep 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
1000 - Income				
1001 - HOA Dues Income	113,913.94	113,251.00	662.94	100.6%
Total 1000 - Income	113,913.94	113,251.00	662.94	100.6%
2000 - Other Income				
2002 - Interest Income	1,151.23	1,917.00	-765.77	60.1%
2003 - Late fee Income	501.32	450.00	51.32	111.4%
2003 - Violation/Fine Income	100.00	225.00	-125.00	44.4%
2005 - Misc. Income	294.93	225.00	69.93	131.1%
2005 - Parking Income	2,288.25	450.00	1,838.25	508.5%
2006 - Pet Fees	1,000.00	1,125.00	-125.00	88.9%
2000 - Other Income - Other	1,966.66			
Total 2000 - Other Income	7,302.39	4,392.00	2,910.39	166.3%
Total Income	121,216.33	117,643.00	3,573.33	103.0%
Gross Profit	121,216.33	117,643.00	3,573.33	103.0%
Expense				
3000 - Administrative Expenses				
3001 - Postage and Delivery	49.14	180.00	-130.86	27.3%
3002 - Professional Fees	4,920.00	675.00	4,245.00	728.9%
3003 - Computer and Internet	1,954.83	225.00	1,729.83	868.8%
3004 - Property Management Fees	8,246.45	7,749.00	497.45	106.4%
3005 - Office Supplies	389.38	270.00	119.38	144.2%
3007 - Insurance Expense	24,193.77	20,921.00	3,272.77	115.6%
3008 - Dues & Subscription	15.00	15.00	0.00	100.0%
3009 - Bank Fees	366.00	450.00	-84.00	81.3%
3010 Parking Permits	0.00	300.00	-300.00	0.0%
Total 3000 - Administrative Expenses	40,134.57	30,785.00	9,349.57	130.4%
4000 - Utilities				
4001 - Electric	5,509.24	5,940.00	-430.76	92.7%
4002 - Water	15,382.97	14,355.00	1,027.97	107.2%
4003 - Sewer	13,194.61	14,400.00	-1,205.39	91.6%
4004 - Garbage Removal	572.40	1,080.00	-507.60	53.0%
4006 - Telephone & Internet	5,615.62	7,200.00	-1,584.38	78.0%
Total 4000 - Utilities	40,274.84	42,975.00	-2,700.16	93.7%
5000 - Repairs and Maintenance				
5001 - General Repairs & Maint	968.80	1,125.00	-156.20	86.1%
5003 - Plumbing Repairs	0.00	900.00	-900.00	0.0%
5004 - Electrical Repairs	0.00	450.00	-450.00	0.0%
5006 - Cleaning Contract	4,770.00	4,770.00	0.00	100.0%
5007 - Carpet Shampooing	0.00	2,000.00	-2,000.00	0.0%
5010 - Fire Protection	0.00	1,575.00	-1,575.00	0.0%
5011 - Security services	0.00	900.00	-900.00	0.0%
5012 - Extermination	741.00	975.00	-234.00	76.0%
5013 - Painting	0.00	1,800.00	-1,800.00	0.0%
Total 5000 - Repairs and Maintenance	6,479.80	14,495.00	-8,015.20	44.7%
6000 - Supplies				
6001 - Maintenance Supplies	486.73	900.00	-413.27	54.1%
6003 - Electrical Supplies	35.04	225.00	-189.96	15.6%
6004 - Cleaning Supplies	0.00	180.00	-180.00	0.0%
6006 - Grounds Supplies	166.44	180.00	-13.56	92.5%
6007 - Painting Supplies	0.00	180.00	-180.00	0.0%
Total 6000 - Supplies	688.21	1,665.00	-976.79	41.3%
7000 - Landscaping & Grounds				
7002 - Grounds Clean Up	1,000.00	1,800.00	-800.00	55.6%
7004 - Snow Removal	280.00	500.00	-220.00	56.0%
Total 7000 - Landscaping & Grounds	1,280.00	2,300.00	-1,020.00	55.7%
Total Expense	88,857.42	92,220.00	-3,362.58	96.4%
Net Ordinary Income	32,358.91	25,423.00	6,935.91	127.3%
Other Income/Expense				
Other Expense				
8001 - Monthly Reserve Transfer	11,070.00	11,070.00	0.00	100.0%
8002 Reserve Deferred Maint				

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8002A Windows & Doors Deferred	2,628.00	2,628.00	0.00	100.0%
8002B Brick Deferred Reserve	2,628.00	2,628.00	0.00	100.0%
8002C Parking Deferred reserve	521.00	396.00	125.00	131.6%
Total 8002 Reserve Deferred Maint	5,777.00	5,652.00	125.00	102.2%
9000- Capital Repairs				
9001 - Roof Repair/Replacement	1,080.00			
9006 - Sprinkler System	999.00	3,000.00	-2,001.00	33.3%
9013 Tuckpointing	21,900.00	16,000.00	5,900.00	136.9%
Total 9000- Capital Repairs	23,979.00	19,000.00	4,979.00	126.2%
Total Other Expense	40,826.00	35,722.00	5,104.00	114.3%
Net Other Income	-40,826.00	-35,722.00	-5,104.00	114.3%
Net Income	-8,467.09	-10,299.00	1,831.91	82.2%