

ASPEN GROVE TOWNHOMES ASSOC.

Profit & Loss Prev Year Comparison

Accrual Basis

October 2024 through September 2025

	Oct '24 - Sep 25	Oct '23 - Sep 24	\$ Change	% Change
Ordinary Income/Expense				
Income				
Association Dues				
Dog at Large	0.00	325.00	-325.00	-100.0%
Finance Charges	1,442.96	397.66	1,045.30	262.9%
Swim Pool Roof Assess	17,260.00	2,040.00	15,220.00	746.1%
Association Dues - Other	98,979.98	99,510.00	-530.02	-0.5%
Total Association Dues	117,682.94	102,272.66	15,410.28	15.1%
Damage Assessment	0.00	90.00	-90.00	-100.0%
File Lien	72.00	0.00	72.00	100.0%
Insurance Settlement	17,507.75	0.00	17,507.75	100.0%
Snow Removal Income	300.00	300.00	0.00	0.0%
Total Income	135,562.69	102,662.66	32,900.03	32.1%
Gross Profit	135,562.69	102,662.66	32,900.03	32.1%
Expense				
Bank Service Charges	0.00	20.00	-20.00	-100.0%
Equipment Rental	0.00	875.00	-875.00	-100.0%
Fees	25.00	802.00	-777.00	-96.9%
Insurance				
Liability Insurance	20,578.74	20,702.19	-123.45	-0.6%
Total Insurance	20,578.74	20,702.19	-123.45	-0.6%
Interest Expense				
Loan Interest	761.54	0.00	761.54	100.0%
Total Interest Expense	761.54	0.00	761.54	100.0%
Miscellaneous				
Fuel	0.00	0.00	0.00	0.0%
Total Miscellaneous	0.00	0.00	0.00	0.0%
Professional Fees				
Accounting	6,000.00	7,605.00	-1,605.00	-21.1%
Filing Fees	12.00	36.00	-24.00	-66.7%
Total Professional Fees	6,012.00	7,641.00	-1,629.00	-21.3%
Reconciliation Discrepanci...	0.60	0.00	0.60	100.0%
Reimbursement	527.11	730.31	-203.20	-27.8%
Release Lien	66.00	0.00	66.00	100.0%
Rent	0.00	60.00	-60.00	-100.0%
Repairs & Maintenance				
Brick Repairs	7,250.00	0.00	7,250.00	100.0%
Building Repairs	4,580.83	2,828.33	1,752.50	62.0%
Grounds Maintenance	33,831.26	7,568.24	26,263.02	347.0%
Labor	2,125.00	9,900.00	-7,775.00	-78.5%
Lawn Care	3,850.00	3,300.00	550.00	16.7%
Snow Removal Roofs	0.00	25.00	-25.00	-100.0%
Snow Removal Sidewalks	6,225.00	10,000.00	-3,775.00	-37.8%
Snow Removal Streets	4,485.00	5,980.00	-1,495.00	-25.0%
Sprinklers	6,402.06	4,382.14	2,019.92	46.1%
Total Repairs & Maintenance	68,749.15	43,983.71	24,765.44	56.3%
Supplies				
Buildings	102.88	231.01	-128.13	-55.5%
Grounds	1,348.51	2,875.50	-1,526.99	-53.1%
Office	1,664.89	1,614.88	50.01	3.1%
Total Supplies	3,116.28	4,721.39	-1,605.11	-34.0%

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Taxes				
Property	1,274.51	5,322.98	-4,048.47	-76.1%
Total Taxes	1,274.51	5,322.98	-4,048.47	-76.1%
Utilities				
Electric	2,173.35	2,127.40	45.95	2.2%
Water-Sewer-Sanitation	6,474.36	3,383.65	3,090.71	91.3%
Total Utilities	8,647.71	5,511.05	3,136.66	56.9%
Total Expense	109,758.64	90,369.63	19,389.01	21.5%
Net Ordinary Income	25,804.05	12,293.03	13,511.02	109.9%
Other Income/Expense				
Other Income				
Bank Interest	0.00	1.73	-1.73	-100.0%
Interest Income	38.00	5.50	32.50	590.9%
Total Other Income	38.00	7.23	30.77	425.6%
Net Other Income	38.00	7.23	30.77	425.6%
Net Income	25,842.05	12,300.26	13,541.79	110.1%