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The Greens of Scherwood Townhome Owners Association, Inc.

Profit & Loss Budget vs. Actual

11/03/25

Cash Basis

January through October 2025

	Jan - Oct 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Home Owners Association Fees	167,870.00	167,900.00	-30.00	100.0%
Interest on CD	4,631.32			
Interest on Savings Acct	71.87			
Total Income	172,573.19	167,900.00	4,673.19	102.8%
Gross Profit	172,573.19	167,900.00	4,673.19	102.8%
Expense				
100 Maint and Repair				
110 Exterior Painting	28,000.00	23,420.00	4,580.00	119.6%
120 General Maintenance	506.95	2,000.00	-1,493.05	25.3%
130 Gutter Cleaning	3,350.00	3,310.00	40.00	101.2%
140 Gutter Repair	0.00	0.00	0.00	0.0%
150 Window Cleaning	0.00	0.00	0.00	0.0%
160 Roof Reimbursement	600.00	500.00	100.00	120.0%
170 Gutter Reimbursement	0.00	0.00	0.00	0.0%
180 Irrigation Maintenance	2,821.51	8,000.00	-5,178.49	35.3%
190 Ponds and Fountains				
Ponds and Fountains Maintenance	3,790.41	5,000.00	-1,209.59	75.8%
Total 190 Ponds and Fountains	3,790.41	5,000.00	-1,209.59	75.8%
195 POND DREDGING	17,500.00	7,000.00	10,500.00	250.0%
ROOF REPLACEMENT	115,835.00			
Total 100 Maint and Repair	172,403.87	49,230.00	123,173.87	350.2%
300 Seasonal Services				
310 Lawn & Landscaping	28,980.00	38,640.00	-9,660.00	75.0%
315 Lawn & Tree Fertilizer	9,295.78	10,042.11	-746.33	92.6%
330 Aeration and Mulch	0.00	0.00	0.00	0.0%
340 Dead Tree Removal	0.00	900.00	-900.00	0.0%
350 Snow Removal	6,000.00	24,000.00	-18,000.00	25.0%
360 Pest Control	0.00	0.00	0.00	0.0%
Total 300 Seasonal Services	44,275.78	73,582.11	-29,306.33	60.2%
370 Shrub Replacement Proj	0.00	0.00	0.00	0.0%
500 Utilities	6,879.06	4,900.00	1,979.06	140.4%
600 Office & Administrative & L				
620 Association Insurance Polic	0.00	1,700.00	-1,700.00	0.0%
630 Accounting & Tax Services	2,858.00	400.00	2,458.00	714.5%
660 Legal Services	425.50	3,000.00	-2,574.50	14.2%
6700 Office Admin				
Christmas Party Expense	181.44			
6700 Office Admin - Other	265.56	2,000.00	-1,734.44	13.3%
Total 6700 Office Admin	447.00	2,000.00	-1,553.00	22.4%
Property Management Fees	11,200.00	11,200.00	0.00	100.0%
600 Office & Administrative & L - Other	0.00	0.00	0.00	0.0%
Total 600 Office & Administrative & L	14,930.50	18,300.00	-3,369.50	81.6%
700 Taxes				
710 Real Estate Tax	25.23			
Total 700 Taxes	25.23			
Bank Service Charges	50.00			
Transfer to Capital Reserve	45,771.00	41,610.00	4,161.00	110.0%
Total Expense	284,335.44	187,622.11	96,713.33	151.5%
Net Ordinary Income	-111,762.25	-19,722.11	-92,040.14	566.7%
Net Income	-111,762.25	-19,722.11	-92,040.14	566.7%

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The Greens of Scherwood Townhome Owners Association, Inc.
Profit & Loss Budget Performance

11/03/25

Cash Basis

October 2025

	Oct 25	Budget	Jan - Oct 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Home Owners Association Fees	17,715.00	16,790.00	167,870.00	167,900.00	201,480.00
Interest on CD	1,280.57		4,831.32		
Interest on Savings Acct	4.12		71.87		
Total Income	18,999.69	16,790.00	172,573.19	167,900.00	201,480.00
Gross Profit	18,999.69	16,790.00	172,573.19	167,900.00	201,480.00
Expense					
100 Maint and Repair					
110 Exterior Painting	0.00	0.00	28,000.00	23,420.00	23,420.00
120 General Maintenance	0.00	0.00	506.95	2,000.00	2,000.00
130 Gutter Cleaning	0.00	0.00	3,350.00	3,310.00	3,310.00
140 Gutter Repair	0.00	0.00	0.00	0.00	0.00
150 Window Cleaning	0.00	0.00	0.00	0.00	0.00
160 Roof Reimbursement	0.00	0.00	600.00	500.00	500.00
170 Gutter Reimbursement	0.00	0.00	0.00	0.00	0.00
180 Irrigation Maintenance	575.00	0.00	2,821.51	8,000.00	8,000.00
190 Ponds and Fountains					
Ponds and Fountains Maintenance	0.00	0.00	3,790.41	5,000.00	5,000.00
Total 190 Ponds and Fountains	0.00	0.00	3,790.41	5,000.00	5,000.00
195 POND DREDGING	0.00	0.00	17,500.00	7,000.00	7,000.00
ROOF REPLACEMENT	0.00		115,835.00		
Total 100 Maint and Repair	575.00	0.00	172,403.87	49,230.00	49,230.00
300 Seasonal Services					
310 Lawn & Landscaping	4,830.00	0.00	28,980.00	38,640.00	38,640.00
315 Lawn & Tree Fertilizer	0.00	0.00	9,295.78	10,042.11	10,042.11
330 Aeration and Mulch	0.00	0.00	0.00	0.00	0.00
340 Dead Tree Removal	0.00	0.00	0.00	900.00	900.00
350 Snow Removal	0.00	0.00	6,000.00	24,000.00	24,000.00
360 Pest Control	0.00	0.00	0.00	0.00	0.00
Total 300 Seasonal Services	4,830.00	0.00	44,275.78	73,582.11	73,582.11
370 Shrub Replacement Proj	0.00	0.00	0.00	0.00	0.00
500 Utilities	2,287.66	0.00	6,879.06	4,900.00	4,900.00
600 Office & Administrative & L					
620 Association Insurance Polic	0.00	0.00	0.00	1,700.00	1,700.00
630 Accounting & Tax Services	0.00	0.00	2,858.00	400.00	400.00
660 Legal Services	0.00	0.00	425.50	3,000.00	3,000.00
6700 Office Admin					
Christmas Party Expense	0.00		181.44		
6700 Office Admin - Other	99.34	0.00	265.56	2,000.00	2,000.00
Total 6700 Office Admin	99.34	0.00	447.00	2,000.00	2,000.00
Property Management Fees	1,120.00	1,120.00	11,200.00	11,200.00	13,440.00
600 Office & Administrative & L - Other	0.00	0.00	0.00	0.00	0.00
Total 600 Office & Administrative & L	1,219.34	1,120.00	14,930.50	18,300.00	20,540.00
700 Taxes					
710 Real Estate Tax	0.00		25.23		
Total 700 Taxes	0.00		25.23		
Bank Service Charges	5.00		50.00		
Transfer to Capital Reserve	8,322.00	4,161.00	45,771.00	41,610.00	49,932.00
Total Expense	17,239.00	5,281.00	284,335.44	187,622.11	198,184.11
Net Ordinary Income	1,760.69	11,509.00	-111,762.25	-19,722.11	3,295.89
Net Income	1,760.69	11,509.00	-111,762.25	-19,722.11	3,295.89

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The Greens of Scherwood Townhome Owners Association, Inc.

11/03/25

Expenses by Vendor Detail

Cash Basis

October 2025

Type	Date	Num	Memo	Account	Split	Paid Amount
Controlled Irrigation						
Bill	10/28/2025	35176	winterization	180 Irrigation Maintenance	Accounts Payable	575.00
Total Controlled Irrigation						575.00
Great Lakes Landscape						
Bill	10/01/2025	40302		310 Lawn & Landscaping	Accounts Payable	4,830.00
Total Great Lakes Landscape						4,830.00
Greens of Scherwood						
Bill	10/01/2025	TRF		Transfer to Capital Reser...	Accounts Payable	4,161.00
Bill	10/31/2025	TRF 11/25	TRF NOVEMBER	Transfer to Capital Reser...	Accounts Payable	4,161.00
Total Greens of Scherwood						8,322.00
Nipsco						
Bill	10/01/2025	NIPSCO		500 Utilities	Accounts Payable	686.38
Bill	10/01/2025	NIPSCO		500 Utilities	Accounts Payable	443.69
Bill	10/31/2025	772-431-001-2		500 Utilities	Accounts Payable	579.94
Bill	10/31/2025	241-131-007-5		500 Utilities	Accounts Payable	577.65
Total Nipsco						2,287.66
SC PROPERTY MANAGEMENT LLC						
Bill	10/01/2025	202510		Property Management F...	Accounts Payable	1,120.00
Total SC PROPERTY MANAGEMENT LLC						1,120.00
YVONNE HOFF						
Bill	10/01/2025	REIM	REIM ANNUAL MEETING	6700 Office Admin	Accounts Payable	99.34
Total YVONNE HOFF						99.34
TOTAL						17,234.00