

9400 Condominium - 2024/2025 Budget Snapshot

Fiscal Year: Oct. 1, 2025 - Sept. 30, 2026

Current Period: SEPTEMBER 15, 2026

FY = Full Year and/or Fiscal Year

Year To Date vs. FY Annual Budget					
Income	Approved				
	YTD Actual	FY Annual Budget	BUD Var Over/ (Under)	% to BUD	Commentary vs Approved Budget
Total Condo Fee Revenue	1,240,900	1,235,789	5,111	100%	On Track
Total Vending Revenue	11,803	20,000	(8,197)	59%	Project \$7-8K shortfall (TBC)
Total Roof Rental Revenue	31,884	34,782	(2,899)	92%	On track (1 mo remaining @ \$2899/mo)
Total Amenities & Parking Revenue	72,290	78,000	(5,710)	93%	Cautiously optimistic w/ 15 days remaining
Total Real Estate Office Rental	14,000	14,000	-	100%	On track - paid in full
Total Other Revenue	16,192	15,804	388	102%	On track (Late Fees, interest, resale packages, verizon electricity reimbursement)
Transfer to Cash Reserves	(100,123)	(100,123)	(0)	100%	Planned transfer in Sept. 2026
Total Operating Income	1,286,946	1,298,253	(11,307)	99%	Project YE revenue shortfall of \$3k - 11k; 99% to budget
Expense					
Total Salary & Employee Benefits	253,917	294,020	(40,102)	86%	Project YE \$34K underspend due to staff changes (TBC)
Total Insurance	354,617	431,437	(76,820)	82%	Paid off early; YE \$77K underspend - lower interest and favorable pricing secured
Total Building Maintenance & Supplies	155,484	170,197	(14,713)	91%	Project YE underspend around \$10K (TBC)
Total Utilities	83,742	79,319	4,423	106%	Slightly overbudget - high electricity fees
Total Cable & Wi-Fi Expenses	141,825	145,789	(3,964)	97%	Project to be "flat" to budget
Total Office & Administrative	31,329	36,034	(4,705)	87%	Project YE underspend around \$5K (TBC)
Total Security	27,877	35,207	(7,329)	79%	Project to be "flat" to budget
Total Other Expenses	8,963	10,054	(1,091)	89%	Project to be "flat" to budget
Total Operating Expenses	1,057,754	1,202,057	(144,303)	88%	Project YE lower expenses by \$120K (TBC); 90% to budget
Net Ordinary Income/(Loss)	\$ 229,192	\$ 96,196	\$ 132,996	138%	Project YE income higher by \$109K / 113% to budget
Capital Replacement	118,738	180,000	(61,262)	66%	\$61 K Deferred to 2026/2027 Season (Procoat \$13k; Elevators \$8K & Compactor \$40K)