

9400 Condominium Assoc.
SEPTEMBER 30, 2026 Financial Summary
FINAL End of Season Results: Oct. 1, 2025 - Sept. 30, 2026

FY = full year to date

	SEPT. 15 YTD ACTUALS	APPROVED FY 25/26 BUD	% of FY BUD	Fav / (Unfav)	Gap Commentary
Revenue	\$ 1,294,331	\$ 1,298,253	100%	\$ (3,922)	FY FINAL: \$4K below target (vending & building usage fees)
Op Expenses	1,091,631	1,202,057	91%	110,425	FY FINAL: \$110K below target (wages & insurance)
Net Gain / (Loss)	\$ 202,700	\$ 96,196		\$ 106,504	FY FINAL: \$107K additional operating income (wages & insurance)
<u>Cash Balances</u>	<u>ACTUALS</u>	<u>Free & Clear YE Target</u>		<u>Fav / (Unfav)</u>	
Op Fund	\$ 416,258	\$ 120,727		\$ 295,531	FY FINAL: Favorable by \$296K (includes ~\$225K of Oct. 1st condo fees for next season)
Cap Reserves	169,133	\$ 107,033		\$ 62,100	FY FINAL: Favorable at YE by \$62K (deferral of remaining CR work to 2026/2027 season)
Total Cash	\$ 585,391	\$ 227,760		\$ 357,631	FY FINAL: Favorable by \$358K (\$107k OpEx underspend; \$225K prepaid condo fees; \$62K cap deferral; offset by unplanned/timing expenses - \$30K other (e.g., pool cover, smoke detectors, etc.))