

9400 Condominium - 2024/2025 Budget Snapshot

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

Current Period: JUNE YTD 2026

FY = Full Year and/or Fiscal Year

Year To Date vs. FY Annual Budget

	Approved				Commentary vs Approved Budget
	YTD Actual	FY Annual Budget	Over/ (Under)	% to BUD	
Income					
Total Condo Fee Revenue	930,690	1,235,789	(305,100)	75%	On Track - Pending July 1st Condo Fees
Total Vending Revenue	6,445	20,000	(13,555)	32%	Timing - awaiting rental season start
Total Roof Rental Revenue	26,087	34,782	(8,696)	75%	On track (3 mo remaining @ \$2899/mo)
Total Amenities & Parking Revenue	20,365	78,000	(57,635)	26%	Timing - awaiting rental season start; cautiously optimistic (TBC)
Total Real Estate Office Rental	14,000	14,000	-	100%	On track - paid in full
Total Other Revenue	12,212	15,804	(3,592)	77%	On track (Late Fees, interest, resale packages, verizon electricity reimbursement)
Transfer to Cash Reserves	-	(100,123)	100,123	0%	Planned transfer in Sept. 2026
Total Operating Income	1,009,798	1,298,253	(288,454)	78%	On Track
Expense					
Total Salary & Employee Benefits	196,888	294,020	(97,131)	67%	On Track
Total Insurance	302,325	431,437	(129,112)	70%	On Track: 2025 Loan final pay @ \$42K; 2026 Prems @ \$200K loan downpay & 5-mo installments
Total Building Maintenance & Supplies	117,760	170,197	(52,437)	69%	On track
Total Utilities	59,908	79,319	(19,412)	76%	Trending above budget; <i>potential high risk</i> - high electricity costs
Total Cable & Wi-Fi Expenses	107,785	145,789	(38,004)	74%	On track
Total Office & Administrative	26,521	36,034	(9,514)	74%	On track
Total Security	10,274	35,207	(24,933)	29%	On track
Total Other Expenses	9,187	10,054	(867)	91%	On track due to unanticipated tax refunds received (approx. \$5k)
Total Operating Expenses	830,646	1,202,057	(371,411)	69%	On Track w/ FY projection
Net Ordinary Income/(Loss)	\$ 179,153	\$ 96,196	\$ 82,956		On Track w/ FY budget projection
Capital Replacement	78,738	180,000	(101,262)	44%	\$101K Deferred to 2026/2027 Season (Procoat \$53k; Elevators \$8K & Compactor \$40K)