

9400 Condominium - 2024/2025 Budget Snapshot

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

FINAL: SEPTEMBER 30, 2026

FY = Full Year and/or Fiscal Year

Year To Date vs. FY Annual Budget

Income	Approved			% to BUD	Commentary vs Approved Budget
	YTD Actual	FY Annual Budget	BUD Var Over/ (Under)		
Total Condo Fee Revenue	1,240,900	1,235,789	5,111	100%	Final: achieved FY target
Total Vending Revenue	12,898	20,000	(7,102)	64%	Final: \$7K shortfall
Total Roof Rental Revenue	34,782	34,782	0	100%	Final: achieved FY target
Total Amenities & Parking Revenue	75,455	78,000	(2,545)	97%	Final: only \$2.5K short; achieved FY target
Total Real Estate Office Rental	14,000	14,000	-	100%	Final: achieved FY target
Total Other Revenue	16,295	15,804	491	103%	Final: achieved FY target (Late Fees, interest, resale packages, verizon electricity reimbursement)
Transfer to Cash Reserves	(100,000)	(100,123)	123	100%	Final: achieved FY target
Total Operating Income	1,294,331	1,298,253	(3,922)	100%	Final: only \$4K FY shortfall vs budget
Expense					
Total Salary & Employee Benefits	262,604	294,020	(31,416)	89%	Final: \$34K underspend due to staff changes/reductions
Total Insurance	354,617	431,437	(76,820)	82%	Final: Paid off early; YE \$77K underspend - lower interest and favorable pricing secured
Total Building Maintenance & Supplies	172,133	170,197	1,937	101%	Final: insignificant underspend vs budget
Total Utilities	83,742	79,319	4,423	106%	Final: slightly overbudget - high electricity fees
Total Cable & Wi-Fi Expenses	144,450	145,789	(1,339)	99%	Final: insignificant underspend vs budget
Total Office & Administrative	32,165	36,034	(3,869)	89%	Final: insignificant underspend vs budget
Total Security	32,957	35,207	(2,249)	94%	Final: insignificant underspend vs budget
Total Other Expenses	8,963	10,054	(1,091)	89%	Final: insignificant underspend vs budget
Total Operating Expenses	1,091,631	1,202,057	(110,425)	91%	Final: \$110K underspent vs budget
Net Ordinary Income/(Loss)	\$ 202,700	\$ 96,196	\$ 106,504	111%	Final: YE income higher by \$106K / 111% to budget
Capital Replacement	118,738	180,000	(61,262)	66%	\$61 K Deferred to 2026/2027 Season (Procoat \$13k; Elevators \$8K & Compactor \$40K)