

Ordinary Income	Budgeted	Actual	
HOA Dues	\$100,800	\$96,770	
	Profit / Loss	\$8,222	-\$23,514 pulled from Reserves
Expenses	\$92,578	\$120,284	
Operating Contingency	\$6,000	\$0	\$ 6,000.00
Building Maintenance Contract	\$6,000	\$6,000	\$ -
Sewer Vault Maintenance Contract	\$2,160	\$2,160	\$ -
Website	\$301	\$203	\$ 98.05
Backflow Maintenance Contract	\$2,320	\$2,320	\$ -
Fire Protection Maintenance Contract & Repairs	\$2,228	\$3,533	\$ (1,304.09)
Elevator Maintenance Contract & Repairs	\$5,818	\$5,101	\$ 716.12
Building Maintenance and Repairs			\$ -
Sewer Emergencies	\$0	\$7,217	unexpected expense \$ (7,217.21)
Painting	\$5,000	\$5,218	\$ (218.05)
Misc Repairs	\$5,000	\$2,795	\$ 2,205.00
Security Systems Maintenance & Repairs	\$1,276	\$875	\$ 400.55
Dumpster & Sanitation	\$1,324	\$1,350	\$ (26.00)
Materials Reimbursement for Repairs	\$0	\$464	\$ (464.41)
Office Expenses	\$779	\$48	\$ 730.79
Landscaping Contract	\$1,780	\$1,920	\$ (140.00)
Postage & Delivery	\$6	\$0	\$ 6.13
Permits/Dues	\$0	\$242	\$ (241.92)
Bank Fees	\$20	\$6	\$ 13.50
Subscriptions	\$0	\$640	\$ (639.90)
Housekeeping	\$5,200	\$5,225	\$ (25.00)
Insurance	\$18,012	\$45,151	unexpected expense \$ (27,139.06)
Licenses and Fees	\$50	\$50	\$ -
Miscellaneous	\$1	\$738	\$ (736.98)
Professional Fees- Accounting	\$0	\$1,325	\$ (1,325.00)
Professional Fees- Bookkeeping	\$4,800	\$3,863	\$ 937.13
Professional Fees- Legal	\$5,000	\$3,315	\$ 1,685.00
Repairs	\$0	\$800	\$ (800.00)
Utilities- Internet	\$0	\$0	\$ -
Utilities- Fire Alarm	\$1,096	\$1,280	\$ (184.10)
Utilities- Elevator Communications	\$982	\$984	\$ (1.82)
Utilities- Electricity	\$3,261	\$3,297	\$ (36.00)
Utilities- Water & Sewer	\$14,164	\$14,164	\$ 0.40
			\$ -
			\$ -
Reserve Accounts			\$ -
Deck/Dry Rot Repairs	\$75,000	\$88,121	\$ (13,121.32)
			\$ -
Long Term Reserve Current Balance 3/3	\$60,856	\$60,856	\$ -
Expected Balance on 12/31/2026	\$118,456	\$118,456	\$ -