

Budget Comparison

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Income									
4000 Rent / Dues	11,469.03	11,469.00	0.03	0.00	137,040.58	137,628.00	-587.42	-0.43	137,628.00
4102 Rent/Dues	0.00	0.00	0.00	N/A	0.00	300.00	-300.00	-100.00	300.00
4117 Move In Fees	9,016.18	0.00	9,016.18	N/A	34,476.14	0.00	34,476.14	N/A	0.00
4130 Spec. Assessment	20,485.21	11,469.00	9,016.21	78.61	171,516.72	137,928.00	33,588.72	24.35	137,928.00
4250 Total gross income									
4270 Other Income	0.00	0.00	0.00	N/A	140.00	0.00	140.00	N/A	0.00
4275 Misc Resident Charges	200.00	0.00	200.00	0.00	2,300.00	0.00	2,300.00	N/A	0.00
4400 Late Fees	0.00	0.00	0.00	N/A	1,979.50	0.00	1,979.50	N/A	0.00
4450 Legal Fee Reimbursement	0.50	0.00	0.50	0.00	1.44	0.00	1.44	N/A	0.00
4800 Interest Earned	200.50	0.00	200.50	N/A	4,420.94	0.00	4,420.94	N/A	0.00
4980 Total Other Income									
4990 Total Income	20,685.71	11,469.00	9,216.71	80.36	175,937.66	137,928.00	38,009.66	27.56	137,928.00
Expenses									
5000 Administrative expenses									
5010 Office Expense	0.00	0.00	0.00	N/A	5.00	0.00	-5.00	N/A	0.00
5105 Postage Expense	0.00	0.00	0.00	N/A	69.12	20.00	-49.12	-245.60	20.00
5125 Bank Fee Expense	0.00	0.00	0.00	-0.38	-0.38	0.00	0.38	N/A	0.00
5140 Legal Expense	0.00	0.00	0.00	N/A	1,979.50	0.00	-1,979.50	N/A	0.00
5150 Other Professional Expense	0.00	0.00	0.00	N/A	2,050.00	0.00	-2,050.00	-25.61	2,050.00
5200 Telephone And Cable Expense	282.04	275.00	-7.04	-2.56	3,333.34	3,214.00	-119.34	-3.71	3,214.00
5980 Total Administrative Expenses	282.04	275.00	-7.04	-2.56	7,961.58	5,284.00	-2,677.58	-50.67	5,284.00
Operating Expenses									
7010 Major Repairs/Replacements	0.00	0.00	0.00	N/A	0.00	3,719.00	3,719.00	100.00	3,719.00
7073 Exterior Repair/ Improvements	0.00	0.00	0.00	N/A	4,500.00	0.00	-4,500.00	N/A	0.00
7080 Parking Lot/Gate Repairs	0.00	350.00	350.00	100.00	3,500.00	4,528.00	-1,028.00	22.70	4,528.00
7100 Electrical Expense	0.00	0.00	0.00	N/A	1,888.51	1,975.00	-86.49	4.38	1,975.00
7110 Fire System Expense	610.00	25.00	-585.00	100.00	0.00	300.00	-300.00	100.00	300.00
7120 Elevator Expense	200.23	195.00	-5.23	-2.68	3,351.00	2,490.00	-861.00	-34.58	2,490.00
7130 Interior Repair/ Improvements	0.00	300.00	300.00	100.00	3,825.17	2,815.00	-1,010.17	-35.89	2,815.00
7140 Exterminating Expense	0.00	60.00	60.00	100.00	0.00	3,600.00	-3,600.00	100.00	3,600.00
7180 General Maintenance Expense	226.80	250.00	-23.20	9.28	950.40	900.00	-50.40	-5.60	900.00
7200 Janitorial Service Expense	264.60	310.00	-45.40	14.65	3,789.00	3,000.00	-789.00	-59.63	3,000.00
7280 Plumbing Expense	0.00	0.00	0.00	N/A	225.00	500.00	-275.00	55.00	500.00
7320 Snow Removal	265.00	300.00	-35.00	11.67	6,035.00	3,000.00	-3,035.00	-101.17	3,000.00
7340 Maintenance Supplies Expense	0.00	16.63	16.63	100.00	148.98	200.00	-51.02	25.51	200.00
7390 Trash Removal Expense	350.00	350.00	0.00	0.00	4,200.00	4,200.00	0.00	0.00	4,200.00
7400 Transfers To Reserves	1,364.00	1,364.00	0.00	0.00	16,368.00	16,368.00	0.00	0.00	16,368.00
7401 Special Addtl Reserve Transfer	285.60	0.00	-285.60	N/A	3,427.20	0.00	-3,427.20	0.00	0.00
7480 Total Operating Expenses	3,566.23	3,520.63	-45.60	-1.30	56,496.86	51,315.00	-5,181.86	-10.10	51,315.00
Utilities									
7910 Electric Expense	334.57	500.00	165.43	33.09	4,231.17	5,850.00	1,618.83	27.67	5,850.00
7960 Water & Stormwater Expense	1,260.61	592.00	-668.61	-112.94	7,428.48	7,104.00	-324.48	-4.57	7,104.00
7980 Total Utilities	1,595.18	1,092.00	-503.18	-46.08	11,659.65	12,954.00	1,294.35	9.99	12,954.00
Taxes and Licenses									
8090 License Fees	0.00	0.00	0.00	N/A	100.00	0.00	-100.00	N/A	0.00
8160 Total Tax Expense	0.00	0.00	0.00	N/A	100.00	0.00	-100.00	N/A	0.00
8185 Other expenses	1,355.42	1,499.00	143.58	9.58	16,313.01	16,867.00	553.99	3.28	16,867.00
8200 Insurance Expense									

Budget Comparison

Period = Dec 2024

Book = Actual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
9200 Interest Expense	802.50	810.00		0.93	10,303.58	10,395.00	91.42	0.88	10,395.00
9600 Management Fee Expense	1,432.00	1,433.00	1.00	0.07	16,897.00	16,861.00	-36.00	-0.21	16,861.00
9780 Total Other Expenses	3,589.92	3,742.00	152.08	4.06	43,513.59	44,123.00	609.41	1.38	44,123.00
9790 Total Expenses	9,033.37	8,629.63	-403.74	-4.68	119,731.68	113,676.00	-6,055.68	-5.33	113,676.00
9795 Net Operating Income	11,652.34	2,839.37	8,812.97	310.38	56,205.98	24,252.00	31,953.98	131.76	24,252.00
9805 Interfund Exchanges									
9810 Transfers (From) to reserves	0.00	0.00	0.00	N/A	-10,080.00	0.00	10,080.00	N/A	0.00
9815 Total Interfund Exchanges	0.00	0.00	0.00	N/A	-10,080.00	0.00	10,080.00	N/A	0.00
9950 Net Income	11,652.34	2,839.37	8,812.97	310.38	66,285.98	24,252.00	42,033.98	173.32	24,252.00

Balance Sheet

Period = Dec 2024

Book = Accrual

		Current Balance
1000	Assets	
1001	Cash and Cash Equivalents	
1050	Cash- Operating CIT	11,505.81
1052	Cash- Money Market CIT	75,532.55
1060	Cash-Operating Firsttrust	38,608.88
1095	Total Cash and Cash Equivalents	125,647.24
1100	Other Assets	
1129	Suspense/Transfer Account	-3,427.49
1159	Accounts Receivable-Residents	22,263.27
1320	Prepaid Insurance Premiums	4,084.74
1380	Total Other Assets	22,920.52
1964	Interfund exchange a/p - OP	-10,912.00
1980	Total Miscellaneous Assets	-10,912.00
1990	Total Assets	137,655.76
2000	Liabilities and Capital	
2010	Liabilities	
2024	Accounts Payable	5,067.50
2126	Prepaid Rent/Dues	16,685.83
2700	Loan Payable	205,998.32
2980	Total Liabilities	227,751.65
3310	Equity	
3350	Reserve Funds	
3400	Reserve Funds	-234,985.45
3410	Transfers fr Op to Reserves	6,027.20
3430	Transfer Reserve to Op	-10,080.00
3450	Reserve Fund Interest Income	77.42
3495	Total Reserve Funds	-238,960.83
3499	Operating Equity	
3600	Operating fund	148,864.94
3790	Total Operating Equity	148,864.94
3795	Total Equity	-90,095.89
3890	Total Liabilities and Equity	137,655.76