

Comprehensive Financial Performance Report - Q3 2024																	2020-2026 Delta	
Period		2020		2021		2022		2023		2024		2025		2026		2020-2026 Delta		
Category	Item	Actual	% Expenses	Actual	% Expenses	Actual	% Expenses	Actual	% Expenses	Actual	% Expenses	YF Forecast	% Expenses	Budget	% Expenses	\$\$\$	% Change	
Income	Number																	
	Account																	
Operating Assessment	Name																	
4001	Maintenance-Operating	\$762,157.00		\$782,871.00		\$917,514.00		\$1,157,261.00		\$1,253,384.00		\$1,121,694.00		\$1,063,327.00		\$1,063,327.00		
4010	Late Fees			\$367.00		\$175.00		\$225.00		\$130.00		\$-		\$-		\$1,063,327.00		
Total -Operating			\$782,167.00		\$783,238.00		\$917,689.00		\$1,157,486.00		\$1,253,514.00		\$1,121,694.00		\$1,063,327.00		\$1,063,327.00	38.02%
Special Assessment		4900	Special Assessments	\$0.00		\$0.00		\$100,002.00		\$121,379.00		\$0.00		\$-		\$-		
Total Special Assessment			\$0.00		\$0.00		\$100,002.00		\$121,379.00		\$0.00		\$-		\$-		\$0.00	0.00%
Other Income	4500	Application Fees	\$2,950.00		\$2,100.00		\$300.00		\$1,300.00		\$500.00		\$600.00		\$500.00		\$500.00	
	4501	Background Checks	\$0.00		\$400.00		\$100.00		\$0.00		\$0.00		\$-		\$-		\$-	
	4511	Guest Suites	\$7,646.00		\$10,974.00		\$15,350.00		\$11,967.00		\$28,951.00		\$15,000.00		\$15,000.00		\$15,000.00	
	4560	Transfer Fees	\$0.00		\$0.00		\$0.00		\$100.00		\$0.00		\$-		\$-		\$-	
	4570	Insurance Reimbursement	\$0.00		\$131.00		\$40,296.00		\$12,702.00		\$7,045.00		\$780.00		\$1,000.00		\$1,000.00	
	4580	Other Income	\$831.00		\$10,236.00		\$1,871.00		\$4,964.00		\$24.00		\$45.00		\$45.00		\$45.00	
	4605	Sales Tax Discount	\$29.00		\$30.00		\$50.00		\$0.00		\$50.00		\$20.00		\$-		\$-	
	4608	Interest Income	\$2,013.00		\$379.00		\$530.00		\$0.00		\$0.00		\$21,000.00		\$58,995.00		\$58,995.00	
	4800	Prior Year Profit	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$27,446.00		\$78,243.00		\$81,772.00	458.06%
	Total Other Income			\$13,471.00		\$24,250.00		\$58,997.00		\$31,957.00		\$28,146.00		\$87,446.00		\$138,479.00		\$138,479.00
Total Income			\$775,628.00		\$807,488.00		\$1,078,288.00		\$1,309,622.00		\$1,280,680.00		\$1,186,138.00		\$1,136,570.00		\$262,942.00	48.77%
Expenses																		
Administration																		
6000	Management Fees	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$-		\$-		\$8,100.00		
6010	Accounting Services	\$6,757.00		\$5,912.00		\$6,872.00		\$7,890.00		\$5,912.00		\$8,110.00		\$-		\$8,100.00		
6012	Tax Prep and other Accounting Services	\$0.00		\$0.00		\$200.00		\$0.00		\$0.00		\$-		\$-		\$-		
6015	Auditing Fees	\$0.00		\$6,654.00		\$6,700.00		\$6,753.00		\$7,082.00		\$7,047.00		\$7,100.00		\$7,100.00		
6020	Annual Corporate Report	\$0.00		\$266.00		\$0.00		\$0.00		\$0.00		\$61.00		\$61.00		\$61.00		
6023	Licenses, Fees and Permits	\$2,725.00		\$893.00		\$1,014.00		\$1,302.00		\$666.00		\$1,039.00		\$1,000.00		\$1,000.00		
6031	Office Expense	\$6,415.00		\$4,818.00		\$4,588.00		\$4,652.00		\$5,360.00		\$5,000.00		\$5,200.00		\$5,200.00		
6034	Postage	\$528.00		\$594.00		\$660.00		\$1,023.00		\$1,011.00		\$1,200.00		\$1,000.00		\$1,000.00		
6038	Dues and Subscriptions	\$13.00		\$342.00		\$1,249.00		\$393.00		\$919.00		\$682.00		\$700.00		\$700.00		
6040	Bank Fees	\$756.00		\$1,067.00		\$421.00		\$300.00		\$300.00		\$-		\$-		\$1,500.00		
6047	Reserve Study	\$670.00		\$0.00		-\$870.00		\$0.00		\$11,000.00		\$1,500.00		\$1,500.00		\$1,500.00		
6052	Legal Fees	\$2,562.00		\$2,758.00		\$1,209.00		\$1,091.00		\$2,155.00		\$800.00		\$800.00		\$1,000.00		
6060	Taxes	-\$100.00		\$101.00		-\$918.00		\$3,008.00		\$3,008.00		\$18,000.00		\$9,000.00		\$9,000.00		
6075	Internet Website	\$608.00		\$156.00		\$143.00		\$375.00		\$0.00		\$120.00		\$120.00		\$120.00		
6080	Miscellaneous	\$0.00		\$0.00		-\$220.00		\$12.00		\$0.00		\$-		\$-		\$-		
6082	Engineering Study/Survey	\$0.00		\$0.00		\$1,254.00		\$3,426.00		\$0.00		\$-		\$-		\$-		
6083	Interest	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$-		\$-		\$-		
6090	Salaries	\$0.00		\$0.00		\$0.00		\$0.00		\$21.00		\$11.00		\$-		\$-		
6090	Payroll Taxes	\$0.00		\$0.00		\$0.00		\$667.00		\$175.00		\$840.00		\$1,000.00		\$1,000.00		
6092	Benefits	\$0.00		\$0.00		\$0.00		\$667.00		\$175.00		(2,270.00)		\$2,270.00		\$2,270.00		
6095	Vehicle Expense	\$265.00		\$253.00		\$297.00		\$402.00		\$388.00		\$200.00		\$400.00		\$400.00		
6096	Uniforms	\$0.00		\$394.00		\$552.00		\$653.00		\$735.00		\$550.00		\$600.00		\$600.00		
6096	Social Committee	\$118.00		\$56.00		\$1,729.00		\$120.00		\$1476.00		\$1,500.00		\$2,500.00		\$2,500.00		
6110	Depreciation	\$0.00		\$0.00		\$0.00		\$85.00		\$0.00		\$-		\$-		\$-		
6120	Contingency	\$75.00		\$78.00		\$0.00		\$0.00		\$150.00		\$200.00		\$200.00		\$200.00		
6121			\$25,562.00		\$25,564.00		\$24,820.00		\$23,182.00		\$74,907.00		\$44,570.00		\$41,881.00		\$18,209.00	77.30%
Total Administration			\$25,562.00		\$25,564.00		\$24,820.00		\$23,182.00		\$74,907.00		\$44,570.00		\$41,881.00		\$18,209.00	77.30%
Building																		
6200	Building Maintenance	\$41,595.00		\$30,821.00		\$65,286.00		\$40,195.00		\$70,304.00		\$60,000.00		\$65,000.00		\$65,000.00		
6203	Charging Station	\$0.00		\$0.00		\$3,067.00		\$0.00		\$0.00		\$-		\$-		\$-		
6206	Repair	\$0.00		\$0.00		\$0.00		\$560.00		\$0.00		\$-		\$-		\$-		
6222	A/C Maintenance	\$18,513.00		\$21,575.00		\$14,551.00		\$34,415.00		\$16,745.00		\$18,450.00		\$15,000.00		\$15,000.00		
6228	Interior Plants	\$1,700.00		\$1,700.00		\$1,700.00		\$1,558.00		\$2,182.00		\$1,700.00		\$2,100.00		\$2,100.00		
6231	Decorations	\$1,649.00		\$83.00		\$0.00		\$0.00		\$35.00		\$-		\$-		\$-		
6240	Window Washing	\$7,764.00		\$8,200.00		\$10,559.00		\$9,810.00		\$5,325.00		\$15,103.00		\$16,350.00		\$16,350.00		
6244	Roof Repair	\$7,300.00		\$2,348.00		\$3,100.00		\$3,100.00		\$1,897.00		\$2,240.00		\$1,000.00		\$1,000.00		
6264	Janitorial Supplies	\$2,487.00		\$1,642.00		\$2,517.00		\$2,524.00		\$3,454.00		\$1,580.00		\$3,000.00		\$3,000.00		
6270	Pest Control-Interior	\$1,836.00		\$1,836.00		\$1,836.00		\$2,197.00		\$2,801.00		\$2,955.00		\$2,973.00		\$2,973.00		

