

PROFIT & LOSS FYE 2025

Category	YTD Actual	YTD Budget	Variance	Notes
OPERATING INCOME				
Assessments	138,470	138,500	(30)	
OPERATING EXPENSE				
Administrative	767	730	37	
Insurance	51,765	62,000	(10,235)	Under Budget due to conservative Est.)
Professional Fees	22,266	14,240	8,026	
Repairs & Maintenance	71,112	59,440	11,672	
Taxes	421	0	421	Unbudgeted
Utilities	2,070	2,090	(20)	
Total Operating Expenses	148,401	138,500	9,901	
Net Operating Income	(9,931)	0	(9,931)	
RESERVE INCOME				
Reserve Assessments	70,787	70,909	(122)	
Interest Income	4,861	0	4,861	Unbudgeted
Total Reserve Income	75,648	70,909	4,739	
RESERVE EXPENSE				
Roof Drainage Replacement (Units 463 & 473)	8,650		8,650	Unbudgeted
Gutter Replacements (Units 421 & 433)	5,425		5,425	Unbudgeted
Exterior Staining (Bldgs 7 & 8)	44,825	40,000	4,825	
Roadway Crack Seal	8,775	7,500	1,275	
North Entrance Signage	0	5,000	(5,000)	Deferred to 2026
Unit Number Identification	1,708	4,500	(2,792)	Timing Difference - costs paid in 2024
Total Reserve Expense	69,383	57,000	12,383	
Net Reserve Income	6,266	13,909	(7,643)	
Total Operating/Reserve Income	214,118			
Total Operating/Reserve Expense	217,783			
Net Surplus/(Deficit)	(3,665)			