

7/9/2025

Item	YTD Act	YTD Bud	Var \$	Var %	bud June to Dec	Tot Proj	Additional Planned exp	Revised Projection	Annual Bud	Var \$	Var %	Notes
Total Operating Revenues	109600	109150	450	0.4%	152810	262410	0	262410	261960	450	0.2%	1
Total General and administrative	17108	17110	2	0.0%	23958	41066	7	41073	41068	-5	0.0%	2
Total Maintenance and Grounds	37181	43725	6544	15.0%	61217	98398	6544	104942	104942	0	0.0%	3
Total Professional Fees	10356	10325	-31	-0.3%	11515	21871	100	21971	21840	-131	-0.6%	4
Total Reserves	39213	39215	2	0.0%	54895	94108	0	94108	94110	2	0.00%	
Total Expenses	103858	110375	6517	5.9%	151585	255443	6651	262094	261960	-134	-0.1%	
Net Operating Income	5742	-1225	6967	N/A	1225	6967	-6651	316	0	316		5

Revised Notes to Report :

1. The income line includes \$5751 in delinquent charges for 13 units; billed but not yet collected. This continues to be problematic, and disturbing.
2. General and Administrative variances are small with insurance continuing to be a small issue. Can not seem to get the budget number right.
3. Maintenance and Grounds running better than plan due to underspending in Common Area Maintenance. Some issues in charging for exterminating; lagging. Expect this to be fully utilized.
4. Professional fees exceeded plan due to the FINCEN ID and audit fee error. Expect Unbudgeted legal fees associated with the uncollected fees to continue.
5. Expect to end the year to be slight profit due the collection due to improved collections.
6. Projected Reserve Balance - Three roofs were paid in May. Contingency for the Stone Sealant project and other emergencies. YE projected balance is approaching

Reserve Tracking and Forecast

May Reserve Balance	\$162,368
7 remaining months contributions	\$ 54,865
Projected Operating loss	\$ 366
Projected YE base	\$ 217,599
Projected expenditures per capital Plan	
Stone Sealant project est	\$ (17,000)
Other Projected expenditures per capital Plan	\$ (10,000)
Est Total Contingency	\$ (27,000)
Est ye with expenditures	\$ 190,599
Target for Reserves	\$ 250,000
Projected shortfall	\$ (59,401)