Budget vs. Actuals_Budget_FY26_P&L__Report
January-December, 2026

	Total			
	Actual	**Budget**	**Over Budget**	**% of Budget**
Income				
Fees	300.00	470.00	-170.00	63.83%
Finance Charges and Late Fees	525.00	50.00	475.00	1,050.00%
HOA Dues	183,517.00	180,432.00	3,085.00	101.71%
Services	813.00		813.00	
Total Income	**$185,155.00**	**$180,952.00**	**$4,203.00**	**102.32%**
Gross Profit	**$185,155.00**	**$180,952.00**	**$4,203.00**	**102.32%**
Expenses				
Accounting	4,272.20	8,000.00	-3,727.80	53.40%
Association Meetings	171.74	200.00	-28.26	85.87%
Bank Charges	12.00	20.00	-8.00	60.00%
Merchant deposit fees		1,800.00	-1,800.00	0.00%
QuickBooks Payments Fees	1,263.34		1,263.34	
Total for Bank Charges	**$1,275.34**	**$1,820.00**	**-$544.66**	**70.07%**
Dues & Subscriptions	35.00	50.00	-15.00	70.00%
General Maintenance	780.00	1,000.00	-220.00	78.00%
Driveway Sealing	16,000.00	9,500.00	6,500.00	168.42%
Total for General Maintenance	**$16,780.00**	**$10,500.00**	**$6,280.00**	**159.81%**
Insurance		4,400.00	-4,400.00	0.00%
Landscaping	31,915.87	10,000.00	21,915.87	319.16%
Landscape - bark mulch	9,400.00	8,500.00	900.00	110.59%
Landscape - base	33,346.87	56,000.00	-22,653.13	59.55%
Landscape - irrigation repairs	7,760.00	7,000.00	760.00	110.86%
Landscape- - tree spray/fert	5,725.00	10,000.00	-4,275.00	57.25%
Total for Landscaping	**$88,147.74**	**$91,500.00**	**-$3,352.26**	**96.34%**
Legal & Professional Fees	2,204.18	6,000.00	-3,795.82	36.74%
Miscellaneous		15,000.00	-15,000.00	0.00%
Office Expenses	623.09	1,500.00	-876.91	41.54%
Other General and Admin Expense		100.00	-100.00	0.00%
Pest Control		1,000.00	-1,000.00	0.00%
Reserve Fund Expenses				
Painting	127,214.41	143,704.00	-16,489.59	88.53%
Total for Reserve Fund Expenses	**$127,214.41**	**$143,704.00**	**-$16,489.59**	**88.53%**
Snow Removal	2,190.00	25,335.00	-23,145.00	8.64%
Supplies	626.47	500.00	126.47	125.29%
Taxes & Licenses	1,739.00		1,739.00	
Utilities - Water	7,672.50	10,000.00	-2,327.50	76.72%
Utilities-Electrical	638.12	1,000.00	-361.88	63.81%
Website	27.85	600.00	-572.15	4.64%
Total Expenses	**$253,617.64**	**$321,209.00**	**-$67,591.36**	**78.96%**
Net Operating Income	**-$68,462.64**	**-$140,257.00**	**$71,794.36**	**48.81%**
Other Income				
Interest Earned	4,564.83	5,000.00	-435.17	91.30%
Other Ordinary Income	1,025.00		1,025.00	
Total Other Income	**$5,589.83**	**$5,000.00**	**$589.83**	**111.80%**
Net Other Income	**$5,589.83**	**$5,000.00**	**$589.83**	**111.80%**
Net Income	**-$62,872.81**	**-$135,257.00**	**$72,384.19**	**46.48%**
Remove Painting figures	$127,214.41	$143,704.00	-$16,489.59	
Net Income (Adjusted)	**$64,341.60**	**$8,447.00**	**$55,894.60**	