

Balance Sheet Comparison: April 30, 2026 vs May 31, 2026

Page 1

Bay View Terrace Condo Assoc., Inc.

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Assessment Income							
5001 - Association Dues	101,263.00	101,263.00	-	506,315.00	506,315.00	-	1,215,156.00
5034 - Apartment Rent	1,475.00	1,439.58	35.42	7,225.00	7,197.90	27.10	17,275.00
Total Assessment Income	102,738.00	102,702.58	35.42	513,540.00	513,512.90	27.10	1,232,431.00
Other Income							
5101 - Interest Income	12.09	15.25	(3.16)	52.63	76.25	(23.62)	183.00
5109 - Motorcycle Parking Income	-	100.00	(100.00)	-	500.00	(500.00)	1,200.00
5112 - Parking Income	300.00	200.00	100.00	1,400.00	1,000.00	400.00	2,400.00
5116 - Bicycle Parking Space	120.00	253.67	(133.67)	2,580.00	1,268.35	1,311.65	3,044.00
5118 - NSF Check Fee	-	7.75	(7.75)	10.00	38.75	(28.75)	93.00
5124 - Late Fees	300.00	45.08	254.92	1,000.00	225.40	774.60	541.00
5204 - Locks and Keys	35.00	60.50	(25.50)	29.95	302.50	(272.55)	726.00
5205 - Storage Room Fee	60.00	27.50	32.50	300.00	137.50	162.50	330.00
5209 - Laundry Income	1,331.60	1,126.58	205.02	8,378.80	5,632.90	2,745.90	13,519.00
5218 - Fines	-	6.42	(6.42)	-	32.10	(32.10)	77.00
5228 - Verizon Income	5,833.33	5,833.33	-	29,166.65	29,166.65	-	70,000.00
5233 - Transfer of Ownership Fee	100.00	96.58	3.42	400.00	482.90	(82.90)	1,159.00
5419 - Roof Rental Electricity Reimbursement	-	750.00	(750.00)	-	3,750.00	(3,750.00)	9,000.00
Total Other Income	8,092.02	8,522.66	(430.64)	43,318.03	42,613.30	704.73	102,272.00
Total Income	110,830.02	111,225.24	(395.22)	556,858.03	556,126.20	731.83	1,334,703.00

Operating Expense

Administrative Expense

6212 - Bank Charges	-	12.00	12.00	10.00	60.00	50.00	144.00
6222 - Legal Expense	-	-	-	137.50	-	(137.50)	-
6223 - Corporate Income Tax	-	2,145.83	2,145.83	4,700.00	10,729.15	6,029.15	25,750.00
6311 - Management Fee	6,273.83	6,273.83	-	31,369.15	31,369.15	-	75,286.00
6312 - Office Supplies	430.22	467.00	36.78	1,541.00	2,335.00	794.00	5,604.00
6315 - Permits/Certificates	250.00	67.08	(182.92)	250.00	335.40	85.40	805.00
6320 - Special Events	-	199.33	199.33	-	996.65	996.65	2,392.00
6341 - Legal Expense	-	517.33	517.33	1,185.00	2,586.65	1,401.65	6,208.00
6350 - Professional Service	-	685.92	685.92	340.00	3,429.60	3,089.60	8,231.00
6356 - Telephone & Office Internet	610.21	672.08	61.87	3,059.55	3,360.40	300.85	8,065.00
6362 - Owner Relations	-	141.08	141.08	1,412.06	705.40	(706.66)	1,693.00
6941 - Insurance	-	-	-	143,327.93	194,699.00	51,371.07	435,346.00
6947 - Real Estate Tax	-	-	-	-	-	-	5,500.00
Total Administrative Expense	7,564.26	11,181.48	3,617.22	187,332.19	250,606.40	63,274.21	575,024.00

Utility Expense

6401 - Gas-Common	2,052.00	3,000.00	948.00	33,210.92	30,000.00	(3,210.92)	49,542.00
6406 - Cable TV & Internet - Assoc	10,601.84	11,104.42	502.58	53,007.68	55,522.10	2,514.42	133,253.00

Bay View Terrace Condo Assoc., Inc.

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
6414 - Water/Sewer	3,052.74	4,367.58	1,314.84	16,246.03	21,837.90	5,591.87	52,411.00
6450 - Electric-Common	5,587.66	5,958.00	370.34	26,436.53	28,581.00	2,144.47	88,338.00
Total Utility Expense	21,294.24	24,430.00	3,135.76	128,901.16	135,941.00	7,039.84	323,544.00
Repair and Maintenance Expense							
6511 - Carpet Maintenance	-	75.08	75.08	3,759.45	375.40	(3,384.05)	901.00
6514 - Cleaning	2,450.00	2,452.42	2.42	12,250.00	12,262.10	12.10	29,429.00
6516 - Cleaning Supplies	-	8.58	8.58	-	42.90	42.90	103.00
6523 - Elevator Maintenance Contract	-	-	-	-	-	-	20,463.00
6525 - Generator Maintenance	-	-	-	2,797.14	-	(2,797.14)	-
6526 - Exterminating	317.35	179.25	(138.10)	808.43	896.25	87.82	2,151.00
6530 - Fire System Expense	-	636.42	636.42	3,896.14	3,182.10	(714.04)	7,637.00
6536 - General Maintenance	260.68	445.50	184.82	2,480.59	2,227.50	(253.09)	5,346.00
6537 - General Supply	-	45.67	45.67	-	228.35	228.35	548.00
6539 - Common Area Expense	-	85.83	85.83	-	429.15	429.15	1,030.00
6541 - HVAC Service	-	1,979.58	1,979.58	11,851.02	9,897.90	(1,953.12)	23,755.00
6544 - Locks and Keys	-	12.17	12.17	32.68	60.85	28.17	146.00
6545 - Mat Service	219.66	306.92	87.26	1,824.64	1,534.60	(290.04)	3,683.00
6546 - Painting Expense	27.45	112.08	84.63	820.48	560.40	(260.08)	1,345.00
6548 - Plumbing Expense	-	776.92	776.92	1,064.56	3,884.60	2,820.04	9,323.00
6551 - Roof Repairs	-	42.92	42.92	-	214.60	214.60	515.00
6560 - Window Cleaning	-	750.00	750.00	6,500.00	3,750.00	(2,750.00)	9,000.00
6583 - Security/Protection Service	-	165.25	165.25	-	826.25	826.25	1,983.00
6587 - Sewer Maintenance	-	-	-	4,799.00	-	(4,799.00)	-
6588 - Elevator Service/Repair	-	471.42	471.42	-	2,357.10	2,357.10	5,657.00
6624 - HVAC Supplies	-	195.83	195.83	1,531.93	979.15	(552.78)	2,350.00
6626 - Pool Maintenance	-	964.00	964.00	415.00	964.00	549.00	7,942.00
6638 - Maintenance Supply	-	168.42	168.42	947.96	842.10	(105.86)	2,021.00
6643 - Electrical - Repairs/Supplies	-	21.42	21.42	228.72	107.10	(121.62)	257.00
6808 - Light Fixture Expense	-	178.00	178.00	255.76	890.00	634.24	2,136.00
6821 - Drywall Repairs	-	34.75	34.75	2,050.00	173.75	(1,876.25)	417.00
Total Repair and Maintenance Expense	3,275.14	10,108.43	6,833.29	58,313.50	46,686.15	(11,627.35)	138,138.00
Grounds							
6601 - Refuse Removal	1,477.18	1,307.25	(169.93)	7,366.45	6,536.25	(830.20)	15,687.00
6610 - Grounds Contract	738.58	738.58	-	2,737.43	2,921.52	184.09	7,353.00
6617 - Parking Lot R & M	-	166.67	166.67	-	833.35	833.35	2,000.00
6622 - Irrigation Maintenance	549.50	71.67	(477.83)	549.50	358.35	(191.15)	860.00
6656 - Snow Removal	-	1,149.00	1,149.00	12,528.56	5,745.00	(6,783.56)	13,788.00
6666 - Additional Landscape	-	10.75	10.75	-	53.75	53.75	129.00
Total Grounds	2,765.26	3,443.92	678.66	23,181.94	16,448.22	(6,733.72)	39,817.00
Personnel Expense							
6743 - Maintenance	5,269.73	6,250.00	980.27	29,513.87	31,250.00	1,736.13	75,000.00

Bay View Terrace Condo Assoc., Inc.

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Total Personnel Expense	5,269.73	6,250.00	980.27	29,513.87	31,250.00	1,736.13	75,000.00
Transfer to Replacement Reserve							
6956 - Transfer to Reserve	15,051.00	15,051.00	-	75,255.00	75,255.00	-	180,612.00
6957 - 2024 Insurance Premium Replenishment	16,949.00	16,949.08	.08	84,745.00	84,745.40	.40	203,389.00
Total Transfer to Replacement Reserve	32,000.00	32,000.08	.08	160,000.00	160,000.40	.40	384,001.00
Total Expense	72,168.63	87,413.91	15,245.28	587,242.66	640,932.17	53,689.51	1,535,524.00
Operating Net Total	38,661.39	23,811.33	14,850.06	(30,384.63)	(84,805.97)	54,421.34	(200,821.00)

Bay View Terrace Condo Assoc., Inc.

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Other Income							
5020 - Replacement Reserve Income	32,000.00	-	32,000.00	160,000.00	-	160,000.00	-
5101 - Interest Income	1,159.20	-	1,159.20	5,704.73	-	5,704.73	-
Total Other Income	33,159.20	-	33,159.20	165,704.73	-	165,704.73	-
Total Income	33,159.20	-	33,159.20	165,704.73	-	165,704.73	-

Reserve Expense

Reserve Expense							
7121 - Boiler Replacement	2,975.00	-	(2,975.00)	87,738.90	-	(87,738.90)	-
7149 - HVAC Replacement	16,568.05	-	(16,568.05)	62,857.19	-	(62,857.19)	-
7240 - Reserve Fund - Exterior	12,497.40	-	(12,497.40)	12,497.40	-	(12,497.40)	-
7243 - Garage Exhaust & CO2 System Replacement	-	-	-	1,915.23	-	(1,915.23)	-
7274 - Reserve Expenses - Pool	8,146.45	-	(8,146.45)	8,146.45	-	(8,146.45)	-
7303 - Door Replacement	-	-	-	3,725.00	-	(3,725.00)	-
7346 - Unit 01-C Replacements	-	-	-	1,980.00	-	(1,980.00)	-
Total Reserve Expense	40,186.90	-	(40,186.90)	178,860.17	-	(178,860.17)	-
Total Expense	40,186.90	-	(40,186.90)	178,860.17	-	(178,860.17)	-
Reserve Net Total	(7,027.70)	-	(7,027.70)	(13,155.44)	-	(13,155.44)	-

Bay View Terrace Condo Assoc., Inc.

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Special Assessment Income							
Other Income							
5101 - Interest Income	-	-	-	13.53	-	13.53	-
Total Other Income	-	-	-	13.53	-	13.53	-
Total Income	-	-	-	13.53	-	13.53	-
Special Assessment Expense							
Reserve Expense							
7121 - Boiler Replacement	-	-	-	29,399.21	-	(29,399.21)	-
Total Reserve Expense	-	-	-	29,399.21	-	(29,399.21)	-
Total Expense	-	-	-	29,399.21	-	(29,399.21)	-
Special Assessment Net Total	-	-	-	(29,385.68)	-	(29,385.68)	-
Net Total	31,633.69	23,811.33	7,822.36	(72,925.75)	(84,805.97)	11,880.22	(200,821.00)