

12 Month Actual to Budget

Period = Jan 2026-Apr 2026

Book = Accrual ; Tree = condo_is

		Actual Jan 2026	Actual Feb 2026	Actual Mar 2026	Actual Apr 2026	Budget May 2026	Budget Jun 2026	Budget Jul 2026	Budget Aug 2026	Budget Sep 2026	Budget Oct 2026	Budget Nov 2026	Budget Dec 2026	Total Actual+ Budget	Original Budget	Variance	%Variance
4001-0000 Operating Income/(Loss)																	
4003-0000 Assessment Income																	
4055-0000	General Assessment	77,509.00	77,509.00	77,509.00	77,509.00	77,503.29	77,503.29	77,503.29	77,503.29	77,503.29	77,503.29	77,503.29	77,503.34	930,062.37	930,039.53	22.84	0.00
4067-0000	Reserve Contribution	41,750.00	41,750.00	41,750.00	41,750.00	41,750.00	41,750.00	41,750.00	41,750.00	41,750.00	41,750.00	41,750.00	41,750.00	501,000.00	501,000.00	0.00	0.00
4199-9999	Total Assessment Income	119,259.00	119,259.00	119,259.00	119,259.00	119,253.29	119,253.29	119,253.29	119,253.29	119,253.29	119,253.29	119,253.29	119,253.34	1,431,062.37	1,431,039.53	22.84	0.00
4200-0000 Other Income																	
4201-0000	Guest Suite Income	-300.00	1,200.00	-200.00	400.00	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.33	1,083.37	9,766.68	13,000.00	-3,233.32	-24.87
4219-0000	Interest Income	383.06	402.33	464.61	387.10	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.37	8,303.78	10,000.00	-1,696.22	-16.96
4221-0000	Miscellaneous Income	0.00	498.73	0.00	-498.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A
4230-0000	Moving Income	500.00	-250.00	-250.00	1,250.00	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.63	4,583.32	5,000.00	-416.68	-8.33
4230-3150	Pet Fee Income	0.00	0.00	0.00	2,100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,100.00	3,600.00	-1,500.00	-41.67
4299-9999	Total Other Income	583.06	1,851.06	14.61	3,638.37	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.37	24,753.78	31,600.00	-6,846.22	-21.67
4999-9999	Total Income	119,842.06	121,110.06	119,273.61	122,897.37	121,586.62	121,586.62	121,586.62	121,586.62	121,586.62	121,586.62	121,586.62	121,586.71	1,455,816.15	1,462,639.53	-6,823.38	-0.47
7000-0002 Operating Expenses																	
8000-9999 Janitorial																	
8010-0000	Janitorial Services	2,438.86	3,150.00	2,600.00	2,600.00	2,683.33	2,683.33	2,683.33	2,683.33	2,683.33	2,683.33	2,683.33	2,683.37	32,255.54	32,200.00	-55.54	-0.17
8012-0000	Janitorial Supplies	361.80	417.99	1,095.62	417.99	437.50	437.50	437.50	437.50	437.50	437.50	437.50	437.50	5,793.40	5,250.00	-543.40	-10.35
8113-0500	Total Janitorial	2,800.66	3,567.99	3,695.62	3,017.99	3,120.83	3,120.83	3,120.83	3,120.83	3,120.83	3,120.83	3,120.83	3,120.87	38,048.94	37,450.00	-598.94	-1.60
8113-9999 Other Janitorial																	
8115-0000	Window Washing	75.71	75.71	75.71	75.71	0.00	10,527.14	0.00	0.00	0.00	10,527.14	0.00	0.00	21,357.12	21,054.28	-302.84	-1.44
8116-0000	Carpet/ Floor Cleaning	0.00	0.00	0.00	0.00	3,775.00	0.00	0.00	0.00	0.00	0.00	3,775.00	0.00	7,550.00	7,550.00	0.00	0.00
8119-0000	Guest Suite Expenses	611.72	460.91	258.08	449.63	631.25	631.25	631.25	631.25	631.25	631.25	631.25	631.25	6,830.34	7,575.00	744.66	9.83
8135-9999	Total Other Janitorial	687.43	536.62	333.79	525.34	4,406.25	11,158.39	631.25	631.25	631.25	11,158.39	4,406.25	631.25	35,737.46	36,179.28	441.82	1.22
8140-0000 HVAC																	
8142-0000	HVAC	1,353.66	1,353.66	1,810.08	1,353.66	1,353.67	1,353.67	1,353.67	1,353.67	1,353.67	1,353.67	1,353.67	1,353.63	16,700.38	16,244.00	-456.38	-2.81
8142-0001	HVAC -J	0.00	0.00	473.04	2,273.20	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.37	4,412.92	2,500.00	-1,912.92	-76.52
8149-9999	Total HVAC	1,353.66	1,353.66	2,283.12	3,626.86	1,562.00	1,562.00	1,562.00	1,562.00	1,562.00	1,562.00	1,562.00	1,562.00	21,113.30	18,744.00	-2,369.30	-12.64
8160-0001 Repairs and Maintenance																	
8171-0000	Trash Removal	982.61	989.78	942.24	1,053.30	1,051.66	1,051.66	1,051.66	1,051.66	1,051.66	1,051.66	1,051.66	1,051.66	12,381.21	12,619.92	238.71	1.89
8200-0000	Maintenance Labor	15,072.05	9,696.09	9,391.09	10,578.17	9,177.03	9,177.03	9,177.03	9,177.03	9,177.03	9,177.03	9,177.03	9,177.05	118,153.66	115,124.38	-3,029.28	-2.63
8221-0000	Elevator Repairs and Maintenance	1,308.83	1,308.83	1,374.27	1,374.27	2,130.28	2,130.28	2,130.28	2,130.28	2,130.28	2,130.28	2,130.28	2,130.32	22,408.48	25,563.40	3,154.92	12.34
8222-0000	Landscape Lawn Service	539.50	0.00	0.00	3,506.13	3,568.56	2,415.03	2,348.14	2,595.74	2,249.57	2,855.08	3,841.98	0.00	23,919.73	22,153.00	-1,766.73	-7.98
8227-0000	Exterminating	219.30	219.30	219.30	239.04	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	2,696.94	2,700.00	3.06	0.11
8229-0000	Security	3,509.10	3,926.55	3,417.79	3,802.48	4,818.85	4,818.85	4,818.85	4,818.85	4,818.85	4,818.85	4,818.85	4,818.81	53,206.68	57,826.16	4,619.48	7.99
8230-0000	Fire and Life Safety	878.88	1,480.88	1,999.57	878.88	1,697.74	1,697.74	1,697.74	1,697.74	1,697.74	1,697.74	1,697.74	1,697.72	18,820.11	20,372.86	1,552.75	7.62
8232-0000	Snow Removal	3,579.25	2,241.75	1,554.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,563.85	3,571.65	12,510.50	10,498.00	-2,012.50	-19.17
8233-0000	Water Treatment	555.69	555.69	555.69	555.69	632.50	632.50	632.50	632.50	632.50	632.50	632.50	632.50	7,282.76	7,590.00	307.24	4.05

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8240-0000	Building General R and M	696.70	1,352.80	1,014.84	1,708.50	1,708.33	1,708.33	1,708.33	1,708.33	1,708.33	1,708.33	1,708.33	1,708.37	18,439.52	20,500.00	2,060.48	10.05
8249-9999	Total Repairs and Maintenance	27,341.91	21,771.67	20,468.79	23,696.46	25,009.95	23,856.42	23,789.53	24,037.13	23,690.96	24,296.47	26,847.22	25,013.08	289,819.59	294,947.72	5,128.13	1.74
8250-0001 Utilities																	
8251-0000	Electric	5,002.43	6,043.26	7,110.47	9,737.94	10,410.39	8,454.31	5,853.22	5,562.21	5,446.20	9,461.35	10,165.38	13,800.49	97,047.65	128,685.76	31,638.11	24.59
8253-0000	Water and Sewer	3,682.25	3,333.33	6,580.50	-3,308.81	0.00	9,867.02	0.00	0.00	12,565.90	0.00	0.00	9,848.87	42,569.06	40,036.68	-2,532.38	-6.33
8254-0000	Gas	14,351.34	10,309.29	4,497.77	4,505.79	2,706.94	1,149.98	831.98	1,058.98	1,465.97	2,455.95	5,554.88	9,303.79	58,192.66	57,684.78	-507.88	-0.88
8259-9999	Total Utilities	23,036.02	19,685.88	18,188.74	10,934.92	13,117.33	19,471.31	6,685.20	6,621.19	19,478.07	11,917.30	15,720.26	32,953.15	197,809.37	226,407.22	28,597.85	12.63
8260-0001 General and Administrative																	
8271-0000	Cable	4,692.95	4,632.48	4,632.48	4,632.48	4,607.14	4,607.14	4,607.14	4,607.14	4,607.14	4,607.14	4,607.14	4,607.19	55,447.56	55,285.73	-161.83	-0.29
8286-0000	Licenses Fees and Permits	0.00	0.00	0.00	350.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	850.00	500.00	-350.00	-70.00
8290-0000	Special Events	95.67	0.00	0.00	0.00	137.50	137.50	137.50	137.50	137.50	137.50	137.50	137.50	1,195.67	1,650.00	454.33	27.54
8330-0000	Management Fees	3,579.03	3,579.03	3,579.03	3,579.03	3,650.61	3,650.61	3,650.61	3,650.61	3,650.61	3,650.61	3,650.61	3,650.58	43,520.97	43,807.29	286.32	0.65
8331-0000	Management Salaries	4,277.68	5,838.25	3,705.23	3,725.98	4,374.65	4,374.65	4,374.65	4,374.65	4,374.65	4,374.65	4,374.65	4,374.63	52,544.32	52,495.78	-48.54	-0.09
8332-0000	Concierge	6,954.35	5,600.00	5,383.87	5,669.25	5,990.07	5,990.07	5,990.07	5,990.07	5,990.07	5,990.07	5,990.07	5,990.09	71,528.05	71,880.86	352.81	0.49
8340-0000	Office Supplies	148.33	157.09	585.41	123.69	266.67	266.67	266.67	266.67	266.67	266.67	266.67	266.63	3,147.84	3,200.00	52.16	1.63
8340-0010	Office Services	192.30	563.74	162.00	156.00	158.33	158.33	158.33	158.33	158.33	158.33	158.33	158.37	2,340.72	1,900.00	-440.72	-23.20
8345-0000	Telephone	500.15	245.40	42.17	286.41	264.36	264.36	264.36	264.36	264.36	264.36	264.36	264.30	3,188.95	3,172.26	-16.69	-0.53
8347-0000	Professional Fees	1,567.50	2,957.50	336.00	1,521.25	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.37	9,048.93	4,000.00	-5,048.93	-126.22
8399-9999	Total General and Administrative	22,007.96	23,573.49	18,426.19	20,044.09	19,782.66	19,782.66	19,782.66	20,282.66	19,782.66	19,782.66	19,782.66	19,782.66	242,813.01	237,891.92	-4,921.09	-2.07
8400-0000 Other Expenses																	
8420-0010	Communications	577.50	0.00	0.00	0.00	79.17	79.17	79.17	79.17	79.17	79.17	79.17	79.13	1,210.82	950.00	-260.82	-27.45
8425-0000	Fitness Center	97.10	370.31	16.17	155.24	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.63	1,972.14	2,000.00	27.86	1.39
8459-9999	Total Other Expenses	674.60	370.31	16.17	155.24	245.84	245.84	245.84	245.84	245.84	245.84	245.84	245.76	3,182.96	2,950.00	-232.96	-7.90
8460-0000 Insurance																	
8462-0000	Property Insurance	7,463.75	7,474.72	7,654.00	7,654.00	8,047.28	8,047.28	8,047.28	8,047.28	8,047.28	8,047.28	8,047.28	8,047.31	94,624.74	96,567.39	1,942.65	2.01
8465-9999	Total Insurance	7,463.75	7,474.72	7,654.00	7,654.00	8,047.28	8,047.28	8,047.28	8,047.28	8,047.28	8,047.28	8,047.28	8,047.31	94,624.74	96,567.39	1,942.65	2.01
8475-9999	Total Operating Expenses	85,365.99	78,334.34	71,066.42	69,654.90	75,292.14	87,244.73	63,864.59	64,548.18	76,558.89	80,130.77	79,732.34	91,356.08	923,149.37	951,137.53	27,988.16	2.94
8599-9999	Net Operating Income/(Loss)	34,476.07	42,775.72	48,207.19	53,242.47	46,294.48	34,341.89	57,722.03	57,038.44	45,027.73	41,455.85	41,854.28	30,230.63	532,666.78	511,502.00	21,164.78	4.14
8600-0000 Non-Operating Expenses																	
8764-0000	Income Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00	3,000.00	100.00
8765-0000	Operating Contingency Fund	15,625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	22,500.00	7,500.00	-15,000.00	-200.00
8767-0000	Reserve Fund Contribution	61,750.00	41,750.00	41,750.00	41,750.00	41,750.00	41,750.00	41,750.00	41,750.00	41,750.00	41,750.00	41,750.00	41,750.00	521,000.00	501,000.00	-20,000.00	-3.99
8769-0000	Reserve Fund Expenses	0.00	2,600.00	102,346.45	15,333.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120,279.57	0.00	-	N/A
																120,279.57	
8770-0000	Reserve Fund Transfer	0.00	-2,600.00	-	-15,333.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	0.00	120,279.57	N/A
				102,346.45										120,279.57			
8810-0000	Bad Debt	0.00	0.00	10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	0.00	-10.00	N/A
8820-9999	Total Non-Operating Expenses	77,375.00	42,375.00	42,385.00	42,375.00	42,375.00	42,375.00	42,375.00	42,375.00	42,375.00	42,375.00	42,375.00	42,375.00	543,510.00	511,500.00	-32,010.00	-6.26
9999-9998	Net Income/(Loss)	-42,898.93	400.72	5,822.19	10,867.47	3,919.48	-8,033.11	15,347.03	14,663.44	2,652.73	-919.15	-520.72	-12,144.37	-10,843.22	2.00	-10,845.22	-
																	542,261.00

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		Actual Jan 2025	Actual Feb 2025	Actual Mar 2025	Actual Apr 2025	Actual May 2025	Actual Jun 2025	Actual Jul 2025	Actual Aug 2025	Actual Sep 2025	Actual Oct 2025	Actual Nov 2025	Actual Dec 2025	Total Actual+ Budget	Original Budget	Variance	%Variance
4001-0000 Operating Income/(Loss)																	
4003-0000 Rental Income																	
4055-0000	General Assessment	71,569.33	71,569.33	71,569.33	71,569.33	71,569.33	71,569.33	71,569.33	71,569.33	71,569.33	71,569.33	109,486.00	33,652.70	858,832.00	858,857.97	-25.97	0.00
4067-0000	Reserve Contribution	37,916.67	37,916.67	37,916.67	37,916.67	37,916.67	37,916.67	37,916.67	37,916.67	37,916.67	37,916.67	0.00	75,833.30	455,000.00	455,000.00	0.00	0.00
4199-9999	Total Rental Income	109,486.00	109,486.00	109,486.00	109,486.00	109,486.00	109,486.00	109,486.00	109,486.00	109,486.00	109,486.00	109,486.00	109,486.00	1,313,832.00	1,313,857.97	-25.97	0.00
4200-0000 Other Income																	
4201-0000	Guest Suite Income	1,500.00	0.00	2,100.00	0.00	2,100.00	900.00	2,000.00	400.00	1,200.00	1,300.00	1,100.00	1,800.00	14,400.00	14,000.00	400.00	2.86
4209-0000	Late Charges/NSF Fees	200.00	25.00	0.00	50.00	25.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	325.00	0.00	325.00	N/A
4219-0000	Interest Income	756.11	479.16	534.92	583.36	654.96	674.72	779.21	760.15	551.51	445.61	353.94	373.26	6,946.91	9,000.00	-2,053.09	-22.81
4221-0000	Miscellaneous Income	0.00	0.00	0.00	0.00	0.00	3.00	0.00	0.00	0.00	0.00	0.00	0.00	3.00	0.00	3.00	N/A
4230-0000	Moving Income	0.00	0.00	400.00	0.00	500.00	0.00	0.00	-900.00	0.00	0.00	750.00	-750.00	0.00	0.00	0.00	N/A
4299-9999	Total Other Income	2,456.11	504.16	3,034.92	633.36	3,279.96	1,577.72	2,804.21	260.15	1,751.51	1,745.61	2,203.94	1,423.26	21,674.91	23,000.00	-1,325.09	-5.76
4300-8001 Other Income																	
4300-8017	Move In/Out Fee	0.00	0.00	500.00	500.00	0.00	900.00	0.00	900.00	2,000.00	1,250.00	0.00	1,500.00	7,550.00	7,000.00	550.00	7.86
4300-8999	Total Other Income	0.00	0.00	500.00	500.00	0.00	900.00	0.00	900.00	2,000.00	1,250.00	0.00	1,500.00	7,550.00	7,000.00	550.00	7.86
4999-9999	Total Income	111,942.11	109,990.16	113,020.92	110,619.36	112,765.96	111,963.72	112,290.21	110,646.15	113,237.51	112,481.61	111,689.94	112,409.26	1,343,056.91	1,343,857.97	-801.06	-0.06
7000-0002 Operating Expenses																	
8000-9999 Janitorial																	
8010-0000	Janitorial Services	2,420.00	2,000.00	2,000.00	2,050.00	2,088.83	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	24,908.83	25,600.00	691.17	2.70
8012-0000	Janitorial Supplies	312.74	234.74	803.05	234.74	312.74	234.74	431.42	586.79	634.00	388.86	417.99	620.16	5,211.97	5,500.00	288.03	5.24
8113-0500	Total Janitorial	2,732.74	2,234.74	2,803.05	2,284.74	2,401.57	2,284.74	2,481.42	2,636.79	2,684.00	2,438.86	2,467.99	2,670.16	30,120.80	31,100.00	979.20	3.15
8113-9999 Other Janitorial																	
8115-0000	Window Washing	70.00	70.00	9,541.35	73.50	152.25	73.50	73.57	73.50	93.50	9,711.35	152.25	73.50	20,158.27	20,700.00	541.73	2.62
8116-0000	Carpet/Floor Cleaning	0.00	400.00	0.00	0.00	0.00	0.00	4,675.00	0.00	0.00	0.00	0.00	0.00	5,075.00	9,100.00	4,025.00	44.23
8119-0000	Guest Suite Expenses	428.81	1,150.00	1,163.84	579.82	580.91	570.64	506.41	617.04	783.94	456.46	453.66	791.59	8,083.12	6,200.00	-1,883.12	-30.37
8135-9999	Total Other Janitorial	498.81	1,620.00	10,705.19	653.32	733.16	644.14	5,254.98	690.54	877.44	10,167.81	605.91	865.09	33,316.39	36,000.00	2,683.61	7.45
8140-0000 HVAC																	
8142-0000	HVAC	1,283.00	1,335.00	1,338.20	1,309.00	1,309.00	1,309.00	1,309.00	1,309.00	1,309.00	1,309.00	1,309.00	1,306.00	15,734.20	15,396.00	-338.20	-2.20
8142-0001	HVAC - J	0.00	649.51	0.00	370.00	349.11	0.00	0.00	0.00	0.00	0.00	0.00	875.24	2,243.86	8,000.00	5,756.14	71.95
8149-9999	Total HVAC	1,283.00	1,984.51	1,338.20	1,679.00	1,658.11	1,309.00	1,309.00	1,309.00	1,309.00	1,309.00	1,309.00	2,181.24	17,978.06	23,396.00	5,417.94	23.16
8160-0001 Repairs and Maintenance																	
8171-0000	Trash Removal	987.63	896.73	916.04	794.74	849.76	891.52	834.32	968.80	939.18	973.06	970.22	998.90	11,020.90	10,710.00	-310.90	-2.90
8200-0000	Maintenance Labor	14,735.32	9,322.47	9,224.49	9,294.03	10,182.54	11,402.82	12,234.34	11,322.38	10,536.08	11,863.89	10,267.02	8,302.89	128,688.27	109,917.64	-18,770.63	-17.08
8221-0000	Elevator Repairs and Maintenance	2,055.10	1,246.51	1,607.31	1,308.83	2,124.84	1,507.61	5,477.15	1,308.83	2,121.63	1,308.83	1,308.83	1,308.83	22,684.30	18,000.00	-4,684.30	-26.02
8222-0000	Landscape Lawn Service	-1,638.73	0.00	0.00	1,942.46	3,041.12	2,058.99	2,001.79	2,212.65	1,917.65	2,433.67	3,274.94	0.00	17,244.54	20,729.00	3,484.46	16.81
8227-0000	Exterminating	200.86	200.86	200.86	212.91	212.91	212.91	212.91	212.91	212.91	219.30	219.30	219.30	2,537.94	2,400.00	-137.94	-5.75
8229-0000	Security	4,435.30	4,317.90	4,343.99	4,422.26	4,767.95	4,409.21	6,581.22	4,037.43	3,783.05	4,428.86	4,200.49	6,000.71	55,728.37	54,831.12	-897.25	-1.64

12 Month Actual to Budget

Period = Jan 2025-Dec 2025

Book = Accrual ; Tree = ysi_is

		Actual Jan 2025	Actual Feb 2025	Actual Mar 2025	Actual Apr 2025	Actual May 2025	Actual Jun 2025	Actual Jul 2025	Actual Aug 2025	Actual Sep 2025	Actual Oct 2025	Actual Nov 2025	Actual Dec 2025	Total Actual+ Budget	Original Budget	Variance	%Variance
8230-0000	Fire and Life Safety	1,755.27	928.67	2,656.27	1,926.82	1,614.02	2,970.86	942.44	1,157.38	878.88	1,772.21	2,960.43	2,380.88	21,944.13	20,000.00	-1,944.13	-9.72
8232-0000	Snow Removal	1,299.50	3,398.50	666.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,564.25	3,572.25	10,501.00	10,500.00	-1.00	-0.01
8233-0000	Water Treatment	555.69	555.69	555.69	569.71	555.69	555.69	555.69	1,283.88	555.69	555.69	555.69	555.69	7,410.49	6,720.00	-690.49	-10.28
8240-0000	Building General R and M	1,201.38	2,418.56	644.84	2,010.86	3,134.44	2,148.00	2,050.02	1,198.24	291.46	974.46	771.51	1,121.34	17,965.11	20,000.00	2,034.89	10.17
8249-9999	Total Repairs and Maintenance	25,587.32	23,285.89	20,815.99	22,482.62	26,483.27	26,157.61	30,889.88	23,702.50	21,236.53	24,529.97	26,092.68	24,460.79	295,725.05	273,807.76	-21,917.29	-8.00
8250-0001 Utilities																	
8251-0000	Electricity	4,949.86	4,801.71	7,413.06	9,187.67	10,778.42	14,310.95	13,962.25	13,307.20	9,969.78	8,702.40	7,236.43	5,933.22	110,552.95	118,911.40	8,358.45	7.03
8253-0000	Water and Sewer	3,251.98	3,524.00	639.72	2,895.12	2,833.34	4,168.41	3,228.09	3,166.66	9,702.90	3,354.54	3,333.33	4,226.31	44,324.40	46,160.19	1,835.79	3.98
8254-0000	Gas	12,234.91	9,895.49	6,048.56	4,288.34	2,822.78	1,309.69	1,038.22	1,086.63	526.44	3,319.45	6,050.92	11,118.39	59,739.82	50,772.93	-8,966.89	-17.66
8259-9999	Total Utilities	20,436.75	18,221.20	14,101.34	16,371.13	16,434.54	19,789.05	18,228.56	17,560.49	20,199.12	15,376.39	16,620.68	21,277.92	214,617.17	215,844.52	1,227.35	0.57
8260-0001 General and Administrative																	
8271-0000	Cable	4,418.31	4,410.60	4,476.75	4,410.60	4,410.60	4,410.60	4,476.75	4,477.75	4,410.60	4,476.75	4,408.76	4,408.76	53,196.83	50,970.57	-2,226.26	-4.37
8290-0000	Special Events	0.00	0.00	325.00	0.00	0.00	0.00	942.79	0.00	-50.00	0.00	0.00	0.00	1,217.79	1,500.00	282.21	18.81
8330-0000	Management Fees	3,579.03	3,579.03	3,579.03	3,579.03	3,579.03	3,579.03	3,579.03	3,579.03	3,579.03	3,579.03	3,579.03	3,579.03	42,948.36	42,948.32	-0.04	0.00
8331-0000	Management Salaries	4,256.74	4,380.42	4,380.92	4,380.92	4,380.92	4,362.01	4,362.01	4,362.01	4,100.06	4,096.98	4,099.02	4,098.34	51,260.35	53,175.84	1,915.49	3.60
8332-0000	Concierge	8,722.99	5,390.48	4,882.95	5,757.35	5,700.00	5,269.30	5,756.91	6,139.99	5,547.96	5,700.00	5,073.13	7,391.61	71,332.67	70,273.42	-1,059.25	-1.51
8340-0000	Office Supplies	0.00	102.49	0.00	536.15	76.54	1,174.90	0.00	0.00	32.34	0.00	76.08	30.52	2,029.02	2,000.00	-29.02	-1.45
8340-0010	Office Services	157.05	160.02	155.34	151.02	150.00	153.68	150.00	176.65	138.64	140.00	172.04	150.74	1,855.18	2,000.00	144.82	7.24
8345-0000	Telephone	254.31	254.31	245.40	254.35	245.40	245.40	245.40	245.40	245.40	245.40	395.03	254.75	3,130.55	3,091.54	-39.01	-1.26
8347-0000	Professional Fees	220.00	0.00	600.00	2,147.50	0.00	79.00	0.00	0.00	0.00	0.00	316.00	0.00	3,362.50	5,500.00	2,137.50	38.86
8399-9999	Total General and Administrative	21,608.43	18,277.35	18,645.39	21,216.92	18,542.49	19,273.92	19,512.89	18,980.83	18,004.03	18,238.16	18,119.09	19,913.75	230,333.25	231,459.69	1,126.44	0.49
8400-0000 Other Expenses																	
8420-0000	Other Miscellaneous Expense	0.00	74.12	37.25	0.00	17.25	1,016.33	0.00	18.33	18.33	18.33	18.33	0.00	1,218.27	0.00	-1,218.27	N/A
8420-0010	Communications	0.00	0.00	14.00	0.00	0.00	0.00	18.33	566.74	0.00	0.00	0.00	18.33	617.40	750.00	132.60	17.68
8425-0000	Fitness Center	564.04	229.43	218.52	13.75	155.46	97.79	100.79	99.85	97.22	307.12	826.54	295.77	3,006.28	1,500.00	-1,506.28	-100.42
8459-9999	Total Other Expenses	564.04	303.55	269.77	13.75	172.71	1,114.12	119.12	684.92	115.55	325.45	844.87	314.10	4,841.95	2,250.00	-2,591.95	-115.20
8460-0000 Insurance																	
8462-0000	Property Insurance	6,218.61	7,755.39	6,520.76	5,916.76	6,528.76	7,463.75	7,463.75	7,463.75	7,463.75	7,463.75	7,463.75	7,463.75	85,186.53	70,000.00	-15,186.53	-21.70
8465-9999	Total Insurance	6,218.61	7,755.39	6,520.76	5,916.76	6,528.76	7,463.75	7,463.75	7,463.75	7,463.75	7,463.75	7,463.75	7,463.75	85,186.53	70,000.00	-15,186.53	-21.70
8475-9999	Total Operating Expenses	78,929.70	73,682.63	75,199.69	70,618.24	72,954.61	78,036.33	85,259.60	73,028.82	71,889.42	79,849.39	73,523.97	79,146.80	912,119.20	883,857.97	-28,261.23	-3.20
8599-9999	Net Operating Income/(Loss)	33,012.41	36,307.53	37,821.23	40,001.12	39,811.35	33,927.39	27,030.61	37,617.33	41,348.09	32,632.22	38,165.97	33,262.46	430,937.71	460,000.00	-29,062.29	-6.32
8600-0000 Non-Operating Expenses																	
8755-0000	Legal Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	158.00	158.00	0.00	-158.00	N/A
8764-0000	Income Taxes	0.00	0.00	0.00	6,629.00	0.00	1,320.00	0.00	0.00	1,320.00	0.00	0.00	1,320.00	10,589.00	0.00	-10,589.00	N/A
8765-0000	Operating Contingency Fund	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	-14,583.33	416.67	416.67	-9,999.96	5,000.00	14,999.96	300.00
8767-0000	Reserve Fund Contribution	37,916.67	37,916.67	37,916.67	37,916.67	37,916.67	37,916.67	37,916.67	37,916.67	37,916.67	0.00	0.00	37,916.63	379,166.66	455,000.00	75,833.34	16.67
8769-0000	Reserve Fund Expenses	1,571.54	0.00	3,508.14	3,325.62	35,250.69	-8,795.89	28,491.62	26,497.87	14,088.94	26,341.17	1,753.00	42,256.57	174,289.27	0.00	-	N/A
		174,289.27															

12 Month Actual to Budget

Period = Jan 2025-Dec 2025

Book = Accrual ; Tree = ysi_is

	Actual Jan 2025	Actual Feb 2025	Actual Mar 2025	Actual Apr 2025	Actual May 2025	Actual Jun 2025	Actual Jul 2025	Actual Aug 2025	Actual Sep 2025	Actual Oct 2025	Actual Nov 2025	Actual Dec 2025	Total Actual+ Budget	Original Budget	Variance	%Variance
8770-0000 Reserve Fund Transfer	-614.02	-957.52	-3,508.14	-3,325.62	-35,250.69	8,795.89	-28,491.62	-21,278.88	-19,307.93	-22,378.56	-5,715.61	-42,256.57	- 174,289.27	0.00	174,289.27	N/A
8810-0000 Bad Debt	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	534.64	534.64	0.00	-534.64	N/A
8820-9999 Total Non-Operating Expenses	39,290.86	37,375.82	38,333.34	44,962.34	38,333.34	39,653.34	38,333.34	43,552.33	34,434.35	-10,620.72	-3,545.94	40,345.94	380,448.34	460,000.00	79,551.66	17.29
9999-9998 Net Income/(Loss)	-6,278.45	-1,068.29	-512.11	-4,961.22	1,478.01	-5,725.95	-11,302.73	-5,935.00	6,913.74	43,252.94	41,711.91	-7,083.48	50,489.37	0.00	50,489.37	N/A

12 Month Actual to Budget

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		Actual Jan 2024	Actual Feb 2024	Actual Mar 2024	Actual Apr 2024	Actual May 2024	Actual Jun 2024	Actual Jul 2024	Actual Aug 2024	Actual Sep 2024	Actual Oct 2024	Actual Nov 2024	Actual Dec 2024	Total Actual+ Budget	Original Budget	Variance	%Variance
4001-0000 Operating Income/(Loss)																	
4003-0000 Rental Income																	
4055-0000	General Assessment	68,535.67	68,535.67	68,535.67	68,535.67	100,619.00	36,452.34	68,535.67	68,535.67	68,535.67	68,535.67	68,535.67	68,535.63	822,428.00	822,274.51	153.49	0.02
4067-0000	Reserve Contribution	32,083.33	32,083.33	32,083.33	32,083.33	0.00	64,166.66	32,083.33	32,083.33	32,083.33	32,083.33	32,083.33	32,083.37	385,000.00	385,000.00	0.00	0.00
4199-9999	Total Rental Income	100,619.00	100,619.00	100,619.00	100,619.00	100,619.00	100,619.00	100,619.00	100,619.00	100,619.00	100,619.00	100,619.00	100,619.00	1,207,428.00	1,207,274.51	153.49	0.01
4200-0000 Other Income																	
4201-0000	Guest Suite Income	1,000.00	400.00	1,500.00	200.00	2,000.00	0.00	1,900.00	500.00	3,400.00	100.00	1,900.00	900.00	13,800.00	14,000.00	-200.00	-1.43
4219-0000	Interest Income	1,775.03	1,537.24	1,711.44	1,749.27	1,814.79	1,224.09	895.76	910.75	585.23	4,283.96	861.46	776.09	18,125.11	12,000.00	6,125.11	51.04
4222-0000	Keys/Fobs/Remotes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	255.00	255.00	0.00	255.00	N/A
4230-0000	Moving Income	0.00	0.00	0.00	0.00	400.00	0.00	600.00	400.00	600.00	400.00	3,200.00	-5,600.00	0.00	0.00	0.00	N/A
4299-9999	Total Other Income	2,775.03	1,937.24	3,211.44	1,949.27	4,214.79	1,224.09	3,395.76	1,810.75	4,585.23	4,783.96	5,961.46	-3,668.91	32,180.11	26,000.00	6,180.11	23.77
4300-8001 Other Income																	
4300-8017	Move In/Out Fee	400.00	0.00	0.00	1,200.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,600.00	6,000.00	6,000.00	5,600.00	400.00	7.14
4300-8999	Total Other Income	400.00	0.00	0.00	1,200.00	0.00	0.00	0.00	0.00	0.00	0.00	-1,600.00	6,000.00	6,000.00	5,600.00	400.00	7.14
4999-9999	Total Income	103,794.03	102,556.24	103,830.44	103,768.27	104,833.79	101,843.09	104,014.76	102,429.75	105,204.23	105,402.96	104,980.46	102,950.09	1,245,608.11	1,238,874.51	6,733.60	0.54
7000-0002 Operating Expenses																	
8000-9999 Janitorial																	
8010-0000	Janitorial Services	2,000.00	2,000.00	2,000.00	2,000.00	2,240.00	2,110.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	24,350.00	24,600.00	250.00	1.02
8012-0000	Janitorial Supplies	312.26	234.74	234.74	776.20	234.74	232.80	291.32	1,308.64	575.81	164.72	502.63	415.02	5,283.62	4,200.00	-1,083.62	-25.80
8113-0500	Total Janitorial	2,312.26	2,234.74	2,234.74	2,776.20	2,474.74	2,342.80	2,291.32	3,308.64	2,575.81	2,164.72	2,502.63	2,415.02	29,633.62	28,800.00	-833.62	-2.89
8113-9999 Other Janitorial																	
8115-0000	Window Washing	70.00	70.00	70.00	70.00	145.00	70.00	70.00	70.00	70.00	9,211.00	145.00	70.00	10,131.00	20,700.00	10,569.00	51.06
8116-0000	Carpet/Floor Cleaning	0.00	0.00	0.00	0.00	0.00	4,875.00	0.00	0.00	0.00	0.00	0.00	0.00	4,875.00	7,400.00	2,525.00	34.12
8119-0000	Guest Suite Expenses	120.00	955.87	360.00	375.71	0.00	1,135.16	806.98	1,106.39	636.33	631.26	485.05	254.39	6,867.14	6,300.00	-567.14	-9.00
8135-9999	Total Other Janitorial	190.00	1,025.87	430.00	445.71	145.00	6,080.16	876.98	1,176.39	706.33	9,842.26	630.05	324.39	21,873.14	34,400.00	12,526.86	36.42
8140-0000 HVAC																	
8142-0000	HVAC	1,245.75	1,283.00	1,283.00	1,283.00	1,283.00	1,283.00	1,283.00	1,283.00	1,283.00	1,283.00	37.25	1,283.00	14,113.00	15,396.00	1,283.00	8.33
8142-0001	HVAC - J	4,103.09	0.00	4,855.37	0.00	211.00	-8,958.46	245.96	0.00	0.00	0.00	0.00	0.00	456.96	8,000.00	7,543.04	94.29
8149-9999	Total HVAC	5,348.84	1,283.00	6,138.37	1,283.00	1,494.00	-7,675.46	1,528.96	1,283.00	1,283.00	1,283.00	37.25	1,283.00	14,569.96	23,396.00	8,826.04	37.72
8160-0001 Repairs and Maintenance																	
8171-0000	Trash Removal	990.11	672.75	640.83	677.56	652.93	745.23	681.73	872.80	858.53	953.58	846.88	895.36	9,488.29	10,200.00	711.71	6.98
8200-0000	Maintenance Labor	12,740.05	10,672.37	9,159.60	9,238.65	10,661.26	9,600.00	7,873.49	8,904.33	8,985.79	8,308.24	9,619.13	9,376.16	115,139.07	105,294.30	-9,844.77	-9.35
8221-0000	Elevator Repairs and Maintenance	1,187.15	1,187.15	3,174.59	1,246.51	1,246.51	5,107.15	1,246.51	1,246.51	1,246.51	1,246.51	1,246.51	1,569.26	20,950.87	18,000.00	-2,950.87	-16.39
8222-0000	Landscape Lawn Service	0.00	0.00	1,638.73	204.29	2,555.88	1,889.06	1,843.02	2,006.49	1,812.19	2,957.55	2,256.61	1,638.73	18,802.55	19,362.00	559.45	2.89
8227-0000	Exterminating	182.60	182.60	0.00	200.86	200.86	200.86	200.86	200.86	200.86	200.86	200.86	200.86	2,172.94	2,191.20	18.26	0.83
8229-0000	Security	7,098.01	4,681.13	4,539.28	4,761.31	4,193.90	7,456.55	5,032.68	4,835.32	4,946.36	4,964.84	6,149.71	6,538.48	65,197.57	67,102.40	1,904.83	2.84
8230-0000	Fire and Life Safety	392.45	1,234.71	4,015.31	4,662.76	620.66	494.71	2,396.71	400.20	1,002.20	400.20	1,045.36	1,538.29	18,203.56	17,500.00	-703.56	-4.02

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8230-0001	Fire and Life Safety CAM 2	0.00	0.00	0.00	0.00	514.02	-514.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A
8232-0000	Snow Removal	5,134.50	983.50	969.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	282.50	1,578.00	8,948.25	9,000.00	51.75	0.57
8233-0000	Water Treatment	539.50	539.50	539.50	555.69	555.69	555.69	555.69	555.69	555.69	555.69	555.69	555.69	6,619.71	6,330.00	-289.71	-4.58
8240-0000	Building General R and M	1,009.01	435.18	1,157.29	358.23	1,990.49	3,927.05	1,610.72	977.57	3,268.67	1,722.42	1,145.30	1,655.00	19,256.93	20,000.00	743.07	3.72
8249-9999	Total Repairs and Maintenance	29,273.38	20,588.89	25,834.88	21,905.86	23,192.20	29,462.28	21,441.41	19,999.77	22,876.80	21,309.89	23,348.55	25,545.83	284,779.74	274,979.90	-9,799.84	-3.56
8250-0001 Utilities																	
8251-0000	Electricity	4,579.05	6,587.42	5,253.68	10,763.90	12,249.30	13,268.47	14,012.12	14,345.97	12,326.59	9,061.85	8,150.97	4,759.70	115,359.02	105,777.69	-9,581.33	-9.06
8253-0000	Water and Sewer	5,765.68	3,300.00	3,300.00	2,675.72	3,300.00	2,200.00	5,511.08	3,500.00	8,004.21	4,227.83	4,733.57	85.84	46,603.93	41,489.81	-5,114.12	-12.33
8254-0000	Gas	8,280.57	11,355.70	5,972.44	3,828.61	2,486.44	1,319.39	415.35	1,757.82	1,438.77	2,655.67	1,272.25	12,993.34	53,776.35	51,550.00	-2,226.35	-4.32
8259-9999	Total Utilities	18,625.30	21,243.12	14,526.12	17,268.23	18,035.74	16,787.86	19,938.55	19,603.79	21,769.57	15,945.35	14,156.79	17,838.88	215,739.30	198,817.50	-16,921.80	-8.51
8260-0001 General and Administrative																	
8271-0000	Cable	4,642.91	4,301.35	4,550.09	3,532.95	4,164.75	4,054.76	4,054.76	4,114.02	4,054.76	3,949.22	4,052.77	4,052.77	49,525.11	49,932.00	406.89	0.81
8286-0000	Licenses Fees and Permits	25.00	0.00	25.00	0.00	0.00	0.00	325.00	0.00	0.00	0.00	174.31	0.00	549.31	500.00	-49.31	-9.86
8290-0000	Special Events	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	1,500.00	1,500.00	0.00	0.00
8330-0000	Management Fees	3,508.85	3,508.85	3,508.85	3,508.85	3,508.85	3,508.85	3,508.85	3,508.85	3,508.85	3,508.85	3,508.85	3,508.85	42,106.20	42,105.60	-0.60	0.00
8331-0000	Management Salaries	4,090.77	4,209.52	4,209.52	4,209.52	4,209.52	4,209.52	4,209.52	4,209.52	4,209.52	4,203.84	4,203.84	4,203.84	50,378.45	50,058.00	-320.45	-0.64
8332-0000	Concierge	5,087.94	7,801.85	6,684.08	5,524.24	6,124.18	5,700.00	5,879.28	5,966.25	6,229.37	5,963.82	5,900.00	5,314.38	72,175.39	70,273.42	-1,901.97	-2.71
8340-0000	Office Supplies	104.76	0.00	512.83	412.82	15.06	79.35	0.00	0.00	112.16	51.77	0.00	0.00	1,288.75	3,000.00	1,711.25	57.04
8340-0010	Office Services	145.33	171.81	210.76	156.15	151.42	132.39	140.00	164.40	151.00	149.60	154.23	164.64	1,891.73	2,300.00	408.27	17.75
8345-0000	Telephone	59.98	219.96	225.36	225.36	234.31	234.31	245.36	254.31	254.31	245.36	245.36	245.36	2,689.34	1,440.00	-1,249.34	-86.76
8347-0000	Professional Fees	0.00	3,000.00	-3,000.00	0.00	0.00	0.00	0.00	2,526.00	924.00	0.00	0.00	110.00	3,560.00	3,000.00	-560.00	-18.67
8356-0100	Meeting Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00	300.00	100.00
8399-9999	Total General and Administrative	17,665.54	23,213.34	16,926.49	17,569.89	18,408.09	17,919.18	18,362.77	20,743.35	19,443.97	18,072.46	18,239.36	19,099.84	225,664.28	224,409.02	-1,255.26	-0.56
8400-0000 Other Expenses																	
8420-0000	Other Miscellaneous Expense	291.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.25	518.16	1,033.20	1,859.93	0.00	-1,859.93	N/A
8420-0010	Communications	787.28	311.40	0.00	237.28	0.00	0.00	0.00	0.00	0.00	0.00	17.25	0.00	1,353.21	1,000.00	-353.21	-35.32
8425-0000	Fitness Center	61.56	166.58	344.80	115.34	64.39	73.38	73.38	95.80	61.58	206.71	198.73	84.11	1,546.36	2,000.00	453.64	22.68
8459-9999	Total Other Expenses	1,140.16	477.98	344.80	352.62	64.39	73.38	73.38	95.80	61.58	223.96	734.14	1,117.31	4,759.50	3,000.00	-1,759.50	-58.65
8460-0000 Insurance																	
8462-0000	Property Insurance	4,038.00	4,667.75	4,667.75	4,667.75	3,971.75	6,237.17	6,237.17	5,504.05	6,238.25	6,238.25	6,238.25	6,238.25	64,944.39	61,072.44	-3,871.95	-6.34
8465-9999	Total Insurance	4,038.00	4,667.75	4,667.75	4,667.75	3,971.75	6,237.17	6,237.17	5,504.05	6,238.25	6,238.25	6,238.25	6,238.25	64,944.39	61,072.44	-3,871.95	-6.34
8475-9999	Total Operating Expenses	78,593.48	74,734.69	71,103.15	66,269.26	67,785.91	71,227.37	70,750.54	71,714.79	74,955.31	75,079.89	65,887.02	73,862.52	861,963.93	848,874.86	-13,089.07	-1.54
8599-9999	Net Operating Income/(Loss)	25,200.55	27,821.55	32,727.29	37,499.01	37,047.88	30,615.72	33,264.22	30,714.96	30,248.92	30,323.07	39,093.44	29,087.57	383,644.18	389,999.65	-6,355.47	-1.63
8600-0000 Non-Operating Expenses																	
8764-0000	Income Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,953.00	-482.94	5,988.74	0.00	11,458.80	0.00	-11,458.80	N/A
8765-0000	Operating Contingency Fund	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	5,000.04	5,000.00	-0.04	0.00
8767-0000	Reserve Fund Contribution	32,083.33	32,083.33	32,083.33	32,083.33	32,083.33	32,083.33	32,083.33	32,083.33	32,083.33	32,083.33	32,083.33	32,083.37	385,000.00	385,000.00	0.00	0.00
8769-0000	Reserve Fund Expenses	17,402.99	18,578.71	10,088.17	37,187.73	53,491.05	28,786.91	126,528.00	8,955.00	222,029.93	6,203.58	38,436.72	136,309.94	703,998.73	0.00	-	N/A
		703,998.73															

12 Month Actual to Budget

Period = Jan 2024-Dec 2024

Book = Accrual ; Tree = ysi_is

		Actual Jan 2024	Actual Feb 2024	Actual Mar 2024	Actual Apr 2024	Actual May 2024	Actual Jun 2024	Actual Jul 2024	Actual Aug 2024	Actual Sep 2024	Actual Oct 2024	Actual Nov 2024	Actual Dec 2024	Total Actual+ Budget	Original Budget	Variance	%Variance
8770-0000	Reserve Fund Transfer	-17,402.99	-18,578.71	-15,433.17	-31,842.73	-23,786.05	-58,491.91	-	-8,955.00	-	-6,203.58	-38,436.72	-51,755.00	-	0.00	619,443.79	N/A
								126,528.00		222,029.93				619,443.79			
8820-9999	Total Non-Operating Expenses	32,500.00	32,500.00	27,155.00	37,845.00	62,205.00	2,795.00	32,500.00	32,500.00	38,453.00	32,017.06	38,488.74	117,054.98	486,013.78	390,000.00	-96,013.78	-24.62
9999-9998	Net Income/(Loss)	-7,299.45	-4,678.45	5,572.29	-345.99	-25,157.12	27,820.72	764.22	-1,785.04	-8,204.08	-1,693.99	604.70	-87,967.41	-	-0.35	-	29,248,357
														102,369.60		102,369.25	.14