Richmond Square Condominium Association
Actual to Budget Comparison

Budget Year
Condos

Account Number	Account Name	2025 Actual+Budget	2025 Budget	2026 Budget	2026 $/Condo	2026 Budget to 2025 Actual	2026 Budget to 2025 Budget	Comments
4002-0000	**OPERATING INCOME**							
4005-0000	**INCOME**							
4025-0000	Association Fees	$111,217.40	$114,660.00	$117,000.00	$9,000.00	5.20%	2.04%	750 assetment
4026-0000	Assessment Fees	$8,106.77	$9,869.00	$9,869.00	$759.15	21.74%	0.00%	
4080-0000	Late Charges	$0.00	$0.00	$0.00	$0.00	0.00%	0.00%	
4085-0000	Fees & Violations	$0.00	$0.00	$0.00	$0.00	0.00%	0.00%	
4090-0000	Interest	$10.88	$18.00	$18.00	$1.38	65.44%	0.00%	
4160-0000	Prepaid Fees	$3,614.65	$0.00	$0.00	$0.00	-100.00%	0.00%	
4179-0000	**TOTAL INCOME**	**$122,949.70**	**$124,547.00**	**$126,887.00**	**$9,760.54**	**3.20%**	**1.88%**	
4180-0000	**RESERVE FUNDING**							
4190-0000	Reserve Funding	-$60,976.00	-$60,976.00	-$45,521.00	-$3,501.62	-25.35%	-25.35%	
4195-0000	Add'l Reserve Funding	$0.00	$0.00	$0.00	$0.00	0.00%	0.00%	
4199-0000	**TOTAL RESERVE FUNDING**	**-$60,976.00**	**-$60,976.00**	**-$45,521.00**	**-$3,501.62**	**-25.35%**	**-25.35%**	
4990-0000	**TOTAL OPERATING INCOME**	**$61,973.70**	**$63,571.00**	**$81,366.00**	**$6,258.92**	**31.29%**	**27.99%**	
5000-0000	**OPERATING EXPENSES**							
5063-0000	**UTILITIES**							
5030-0000	Water & Sewer	$1,827.71	$1,160.00	$2,400.00	$184.62	31.31%	106.90%	
5099-0000	**TOTAL UTILITIES**	**$1,827.71**	**$1,160.00**	**$2,400.00**	**$184.62**	**31.31%**	**106.90%**	
5100-0000	**MAINTENANCE**							
5120-0000	Maintenance Supplies	$0.00	$0.00	$0.00	$0.00	0.00%	0.00%	
5170-0000	Roof Repair	$400.00	$0.00	$1,000.00	$76.92	150.00%	0.00%	
5180-0000	Electrical Repair and Supplies	$0.00	$250.00	$250.00	$19.23	0.00%	0.00%	
5190-0000	Exterior Building Maintenance	$0.00	$0.00	$0.00	$0.00	0.00%	0.00%	
5360-0000	Misc. Maintenance	$813.84	$1,800.00	$1,400.00	$107.69	72.02%	-22.22%	
5375-0000	Building Improvements - Operating	$0.00	$0.00	$0.00	$0.00	0.00%	0.00%	Powerwashing
5380-0000	Special Assessment Project	$0.00	$0.00	$11,000.00	$846.15	0.00%	0.00%	Loan Payback
5399-0000	**TOTAL MAINTENANCE**	**$1,413.84**	**$2,050.00**	**$13,650.00**	**$1,050.00**	**122.02%**	**-122.22%**	
5500-0000	**GROUNDS**							
5510-0000	Landscape Contract	$10,049.66	$10,800.00	$10,800.00	$830.77	7.47%	0.00%	
5520-0000	Detail Work	$400.00	$1,600.00	$800.00	$61.54	100.00%	-50.00%	
5530-0000	Pest Control	$0.00	$0.00	$0.00	$0.00	0.00%	0.00%	
5540-0000	Irrigation	$4,994.05	$3,450.00	$5,150.00	$396.15	3.12%	49.28%	
5550-0000	Snow Removal	$3,676.63	$4,250.00	$4,250.00	$326.92	15.59%	0.00%	
5790-0000	Misc. Grounds	$400.00	$1,200.00	$700.00	$53.85	75.00%	-41.67%	
5799-0000	**TOTAL GROUNDS**	**$19,520.34**	**$21,300.00**	**$21,700.00**	**$1,669.23**	**11.17%**	**1.88%**	
5800-0000	**ADMINISTRATIVE**							
5810-0000	Bank Fees	$0.00	$0.00	$0.00	$0.00	0.00%	0.00%	
5820-0000	Office Expense	$102.08	$108.00	$108.00	$8.31	5.80%	0.00%	
5870-0000	Management Fees	$24,000.00	$24,000.00	$24,000.00	$1,846.15	0.00%	0.00%	
5880-0000	Legal/Accounting	$2,297.50	$900.00	$1,200.00	$92.31	-47.77%	33.33%	
5891-0000	Owner Direct Bill	$0.00	$0.00	$0.00	$0.00	0.00%	0.00%	
5892-0000	Loan Interest	$437.84	$708.00	$708.00	$54.46	61.70%	0.00%	
5899-0000	**TOTAL ADMINISTRATIVE**	**$26,887.42**	**$25,816.00**	**$26,116.00**	**$2,008.92**	**-2.87%**	**1.16%**	
5900-0000	**INSURANCE AND TAXES**							
5940-0000	Insurance	$17,026.16	$12,645.00	$17,500.00	$1,346.15	2.78%	38.39%	
5958-0000	**TOTAL INSURANCE AND TAXES**	**$17,026.16**	**$12,645.00**	**$17,500.00**	**$1,346.15**	**2.78%**	**38.39%**	
5999-0000	**TOTAL OPERATING EXPENSES**	**$66,675.47**	**$63,571.00**	**$81,366.00**	**$6,258.92**	**22.03%**	**27.99%**	
6001-0000	**TOTAL OPERATING NET INCOME**	**-$4,701.77**	**$0.00**	**$0.00**	**$0.00**	**-100.00%**	**0.00%**	
6501-0000	**RESERVE INCOME**							
6510-0000	Reserve Income	$60,976.00	$60,976.00	$45,521.00	$3,501.62	-25.35%	-25.35%	
6520-0000	Reserve Contribution	$0.00	$0.00	$0.00	$0.00	0.00%	0.00%	
6530-0000	Reserve Interest	$103.73	$0.00	$0.00	$0.00	-100.00%	0.00%	
6599-0000	**TOTAL RESERVE INCOME**	**$61,079.73**	**$60,976.00**	**$45,521.00**	**$3,501.62**	**-25.47%**	**-25.35%**	
6600-0000	**RESERVE EXPENSES**							
6620-0000	Building Improvements	$56,500.00	$0.00	$0.00	$0.00	-100.00%	0.00%	
6625-0000	Community Features	$0.00	$0.00	$12,000.00	$923.08	0.00%	0.00%	
6630-0000	Landscape Repair/Improvement	$1,102.14	$0.00	$0.00	$0.00	-100.00%	0.00%	
6667-0000	Masonry Improvements	$0.00	$0.00	$0.00	$0.00	0.00%	0.00%	
6670-0000	Tree Replacement	$0.00	$0.00	$0.00	$0.00	0.00%	0.00%	
6720-0000	Playground Improvements	$0.00	$0.00	$0.00	$0.00	0.00%	0.00%	
6950-0000	Miscellaneous Projects	$0.00	$0.00	$0.00	$0.00	0.00%	0.00%	
6989-0000	**TOTAL RESERVE EXPENSES**	**$58,093.36**	**$0.00**	**$12,000.00**	**$923.08**	**-79.34%**	**0.00%**	
6999-0000	**TOTAL RESERVE NET INCOME**	**$2,986.37**	**$60,976.00**	**$33,521.00**	**$2,578.54**	**1022.47%**	**-45.03%**	
9999-0000	**NET INCOME**	**-$1,715.40**	**$60,976.00**	**$33,521.00**	**$2,578.54**	**-2054.12%**	**-45.03%**	