

Warm Springs Ranch Residences Profit & Loss Budget vs. Actual January through December 2025

	Jan - Nov 25	2025 Budget	2026 Budget	
Ordinary Income/Expense				
Income				
Operating Assessments	38,225.00	38,500.00	38,500.00	
Total Income	38,225.00	38,500.00	38,500.00	
Gross Profit	38,225.00	38,500.00	38,500.00	
Expense				
Insurance Expense	1,372.00	2,300.00	1,600.00	*10% Increase
Landscaping - Common	5,416.10	4,000.00	5,000.00	
Management Fees	11,000.00	13,200.00	13,500.00	*25/mo Increase
Office Expenses	0.00	200.00	100.00	
Professional Fees	9,622.00	5,000.00	1,000.00	*Legal Expenses?
Snow Removal	6,584.30	6,500.00	8,000.00	
State Taxes	10.00	30.00	10.00	
Tax Accountant	400.00	450.00	450.00	
Contingency	0.00	0.00	1,635.00	
Utilities				
Electric	167.78	140.00	205.00	*%5 Increase
Water	6,154.61	6,600.00	7,000.00	*%5 Increase
Total Utilities	6,322.39	6,740.00	7,205.00	
Total Expense	40,726.79	38,420.00	38,500.00	
Net Ordinary Income	-2,501.79	80.00	0.00	
Other Income/Expense				
Other Income				
Reserve Assessments	7,446.23	7,500.00	7,500.00	
Special Assessments			5,250.00	*150per Unit 1 time
Interest Income	7.91			
Total Other Income	7,454.14	7,500.00	12,750.00	
Other Expense				
Reserve Expenses				
Landscaping Improvements	1,092.00		4,000.00	*Tree Replacements
Total Reserve Expenses	1,092.00		4,000.00	
Total Other Expense	1,092.00		4,000.00	
Net Other Income	6,362.14	7,500.00	8,750.00	
Net Income	3,860.35	7,580.00	8,750.00	