

**CROSSINGS
2026 BUDGET ANALYSIS**



Acct No.	Description	YTD Actual	YTD Budget	2025 APPROVED BUDGET ANNUAL	6 MONTHS YEAR TO DATE	ANNUALIZED ACTUAL	ANNUALIZED VARIANCE	2026 PROPOSED BUDGET ANNUAL	ANNUAL BUDGET VARIANCE	ANNUALIZED ACTUAL VARIANCE	REMARKS
OPERATING INCOME											
4000	Association Dues	1,155,568	1,155,570	2,311,143	1,155,568	2,311,143	-	2,541,804	9.98%	10.0%	
41600	Parking Income	1,941	1,134	2,268	1,941	3,075	807	3,600	58.7%	17.1%	Rates to be increased
41900	Storage Rental	6,100	5,670	11,340	6,100	11,770	430	12,850	13.3%	9.2%	Rates to be increased
42000	Cable TV	62,673	63,096	126,190	62,673	125,764	(426)	129,976	3.0%	3.3%	
42010	Internet Service	44,532	44,832	89,664	44,532	89,364	(300)	92,354	3.0%	3.3%	
42040	Cable Program Income	14,110	13,455	13,455	14,110	14,110	655	14,110	4.9%	0.0%	Recognized March 2026 per schedule
44700	Pet Fee Income	-	-	-	-	-	-	-	0.0%	0.0%	
44800	Late Fees	2,800	2,250	4,500	2,800	5,050	550	8,550	90.0%	69.3%	Late fee to be increased to \$75
44900	Fines	1,472	750	1,500	1,472	2,222	722	2,500	66.7%	12.5%	
45300	Community Room	-	498	1,000	-	502	(498)	1,000	0.0%	99.2%	
46000	Keys/Fobs	5	-	-	5	5	5	500	0.0%	9900.0%	
46005	Inventory Income	2,180	2,502	5,000	2,180	4,678	(322)	7,500	50.0%	60.3%	
46300	Move In/Out Fees	7,365	3,750	7,500	7,365	11,115	3,615	8,500	13.3%	-23.5%	
49000	Operating Interest	1,514	2,250	4,500	1,514	3,764	(736)	2,500	-44.4%	-33.6%	
48000	Miscellaneous Income	95	-	-	95	95	95	5,900	0.0%	6110.5%	Maintenance \$2000 Dumpster \$3900
Total Operating Income		1,300,355	1,295,757	2,578,060	1,300,355	2,582,657	4,597	2,831,644	9.8%	9.6%	
OPERATING EXPENSES											
**UTILITIES											
50000	Electricity	58,059	79,557	160,000	58,059	138,502	21,498	155,000	-3.1%	11.9%	Per Xcel Energy- Projected 2026 increase
50100	Gas	2,417	2,268	5,000	2,417	5,150	(150)	6,500	30.0%	26.2%	
50150	Steam	158,383	162,941	260,000	158,383	255,441	4,559	268,000	3.1%	4.9%	
50200	Telephone	6,261	3,924	7,850	6,261	10,187	(2,337)	12,000	52.9%	17.8%	
50300	Water/Sewer	76,892	63,602	147,500	76,892	160,789	(13,289)	160,000	8.5%	-0.5%	
50600	Trash Removal	13,665	15,498	31,000	13,665	29,166	1,834	31,000	0.0%	6.3%	
50920	Cable/Internet	107,867	107,928	215,854	107,867	215,795	59	222,330	3.0%	3.0%	
Total Utility Expense		423,544	435,718	827,204	423,544	815,030	12,174	854,830	3.3%	4.9%	
**PAYROLL											
51003	Payroll - Desk Attendant	83,562	86,690	173,379	83,562	170,251	3,128	151,944	-12.4%	-10.8%	
51004	Payroll - General	32,590	38,584	77,168	32,590	71,173	5,995	189,520	145.6%	166.3%	
51017	Fill In Employee	28,702	14,148	28,296	28,702	42,851	(14,555)	-	-100.0%	-100.0%	
51100	Payroll Related	29,067	33,423	66,849	29,067	62,494	4,355	87,570	31.0%	40.1%	
51195	Contract Cleaning	103,050	85,248	170,500	103,050	188,302	(17,802)	168,000	-1.5%	-10.8%	
51200	Housing	-	-	-	-	1	(1)	-	0.0%	-100.0%	
Total Payroll Expense		276,971	258,093	516,192	276,971	535,072	(18,880)	597,034	15.7%	11.6%	
**ADMINISTRATIVE											
52000	Management Fee	34,368	35,214	70,428	34,368	68,736	1,692	56,100	-20.3%	-18.4%	
52100	Office and Administrative Expenses	10,036	10,002	20,000	10,036	20,033	(33)	49,000	145.0%	144.6%	Social \$5K, Software \$24K, Office \$20K
52200	Legal	4,542	2,502	5,000	4,542	7,041	(2,041)	5,000	0.0%	-29.0%	
52210	Audit/Tax Prep	1,968	2,200	2,200	1,968	1,968	232	3,280	49.1%	66.7%	
52290	Uncollectible Accounts	10,996	2,502	5,000	10,996	13,493	(8,493)	4,000	-20.0%	-70.4%	
57200	Income Tax	6,499	10,092	20,182	6,499	16,589	3,593	10,000	-50.5%	-39.7%	
Total Administrative Expense		68,409	62,512	122,810	68,409	127,860	(5,050)	127,380	3.7%	-0.4%	

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**BUILDING SERVICES											
55100	Grounds Maintenance	30,044	15,000	30,000	30,044	45,045	(15,045)	32,000	6.7%	-29.0%	
55300	Snow Removal	4,565	4,250	6,500	4,565	6,815	(315)	7,000	7.7%	2.7%	
51300	Insurance	87,539	84,612	169,224	87,539	172,152	(2,928)	183,750	8.6%	6.7%	
Total Building Services Expense		122,148	103,862	205,724	122,148	224,012	(18,288)	222,750	8.3%	-0.6%	
**REPAIRS & MAINTENANCE											
53000	Mechanical/Electrical/Plumbing	39,783	40,002	80,000	39,783	79,780	220	85,000	6.3%	6.5%	
53045	Elevator Maintenance	12,554	8,880	17,780	12,554	21,454	(3,674)	25,000	40.6%	16.5%	
53050	A/C Maintenance	13,050	6,624	13,250	13,050	19,676	(6,426)	13,250	0.0%	-32.7%	FCU
53100	Repairs/Maintenance	64,192	37,500	75,000	64,192	101,691	(26,691)	90,000	20.0%	-11.5%	
53200	Supplies/Parts	5,308	8,748	17,500	5,308	14,059	3,441	15,000	-14.3%	6.7%	
54300	Fire & Life Safety	1,139	-	-	1,139	1,139	(1,139)	-	0.0%	-100.0%	
54500	Garage Maintenance	-	15,000	30,000	-	15,000	15,000	30,000	0.0%	100.0%	
54800	Pool Maintenance	3,588	4,200	9,500	3,588	8,887	613	9,000	-5.3%	1.3%	
54972	Parking Expense	200	-	-	200	200	(200)	2,400	0.0%	1100.0%	Commerce Alley Spot
Total Repairs Maintenance		139,814	120,954	243,030	139,814	261,886	(18,856)	269,650	11.0%	3.0%	
Total Operating Expenses		1,030,886	981,139	1,914,960	1,030,886	1,963,860	(48,900)	2,071,644	8.2%	5.5%	
NOI/(L) Before Reserve Funding		269,469	314,618	663,100	269,469	618,797	(44,303)	760,000	14.6%	22.8%	
**RESERVE FUNDING											
59000	Deposit to Reserves	331,548	331,548	663,100	331,548	663,100	-	760,000	14.6%	14.6%	
Total Reserve Funding		331,548	331,548	663,100	331,548	663,100	-	760,000	14.6%	14.6%	
Net Operating Income / (loss)		(62,079)	(16,930)	-	(62,079)	(44,303)	44,303	-	0.0%	-100.0%	

#REF!

Total Expenditures

2,831,644