162 SUPERSTITION MOUNTAIN OWNERS ASSN
BUD-VAR ANALYSIS OPER STATEMENT - DETAIL
9/30/2026

MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE
$ 243,254.41	$ 255,814.00	$ (12,559.59)	**TOTAL REVENUE**	$ 2,369,878.11	$ 2,286,413.00	$ 83,465.11
Explanation: The negative variance is due to Design Review fees coming in less than the expected budget.				**Explanation:** The positive variance reflects Design Review fees collected for new builds versus budget, as well as Sanctions & Fees for construction violations. Initial Reserve Contributions are offset by an outgoing transfer to reserves.		
$ (63,938.00)	$ (66,014.00)	$ 2,076.00	**TOTAL TRANSFER BETWEEN FUNDS**	$ (619,302.00)	$ (582,807.00)	$ (36,495.00)
$ 179,316.41	$ 189,800.00	$ (10,483.59)	**TOTAL INCOME**	$ 1,750,576.11	$ 1,703,606.00	$ 46,970.11
$ 55,019.63	$ 62,742.00	$ 7,722.37	**TOTAL ADMIN & GENERAL**	$ 622,651.79	$ 583,880.00	$ (38,771.79)
Explanation: The positive variance is due to lower-than-budgeted Architectural and Legal fees expensed.				**Explanation:** The negative variance is due to higher-than-budgeted Architectural Review fees,Office Supplies and Reserve Study expense.		
$ 82,747.78	$ 82,182.00	$ (565.78)	**TOTAL CONTRACT SERVICES**	$ 712,044.03	$ 728,534.00	$ 16,489.97
Explanation: No significant variance to report.				**Explanation:** The positive variance is from the Security Service contract coming in under the planned budget YTD.		
$ 2,495.13	$ 2,813.00	$ 317.87	**TOTAL INSURANCE**	$ 23,620.50	$ 23,606.00	$ (14.50)
Explanation: No significant variance.				**Explanation:** No significant variance.		
$ -	$ -	$ -	**CONTINGENCY**	$ -	$ 5,000.00	$ 5,000.00
Explanation: No variance.				**Explanation:** Positive variance due to no expenses to date.		
$ 2,533.34	$ 1,475.00	$ (1,058.34)	**TOTAL PARTS & SUPPLIES**	$ 43,020.12	$ 22,974.00	$ (20,046.12)
Explanation: The negative variance is due to lake and pond maintenance supplies to combat Algae.				**Explanation:** The negative variance is due to higher RFID tag expenses totaling $17,500 and additional ABDI licenses that were not budgeted.		
$ 1,997.06	$ 48,330.00	$ 46,332.94	**TOTAL REPAIRS & MAINTENANCE**	$ 224,262.53	$ 240,290.00	$ 16,027.47
Explanation: The positive variance is due to Hardwood Pruning not being billed until October, and reduced storm and wash maintenance expenses are less than the expected budget.				**Explanation:** The positive variance is due to $35,000.00 of Hardwood Pruning not being billed until October. Wash expense is over budget by $20,000.00 year to date.		
$ 2,746.10	$ -	$ (2,746.10)	**TOTAL TAXES**	$ 19,330.10	$ 9,000.00	$ (10,330.10)
Explanation: The negative variance is due to real estate taxes being billed later than the planned expense.				**Explanation:** The negative variance is due to an adjusting journal entry required by the CPA for the 2025 fiscal year-end and paying higher taxes due to interest earned year-to-		
$ 5,963.85	$ 9,400.00	$ 3,436.15	**TOTAL UTILITIES**	$ 62,684.96	$ 75,908.00	$ 13,223.04
Explanation: Under the year-to-date budget, due to savings in the DLC watering program.				**Explanation:** Under the year-to-date budget, due to savings in the DLC watering program.		
$ 153,502.89	$ 206,942.00	$ 53,439.11	**TOTAL OPERATING EXPENSES**	$ 1,707,614.03	$ 1,689,192.00	$ (18,422.03)
$ (1,190.50)	$ 1,250.00	$ 2,440.50	**PROVISION FOR CREDIT LOSS**	$ 3,135.50	$ 11,250.00	$ 8,114.50
$ 27,004.02	$ (18,392.00)	$ 45,396.02	**OPERATING SURPLUS/(LOSS)**	$ 39,826.58	$ 3,164.00	$ 36,662.58
Explanation: Month to date we are better than the expected budget by $45,396.02 mainly due to Hardwood Tree Pruning not being paid for in the month budgted in and reduced storm and wash maintenance expnse.				**Explanation:** Year to date we are better than the expected budget by $36,662.58 mainly due to Hardwood Tree Pruning not being paid for in the month budgted in.		
$ 59,891.61	$ -	$ 59,891.61	**STRATEGIC PROJECTS FUND**	$ 59,891.61	$ -	$ 59,891.61
$ -	$ -	$ -	**STRATEGIC PROJECTS EXPENSE**	$ -	$ -	$ -
$ 59,891.61	$ -	$ 59,891.61	**REMAINING STRATEGIC FUNDS**	$ 59,891.61	$ -	$ 59,891.61

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			GOLDEN EAGLE VILLAGE			
$ 15,665.00	$ 15,665.00	$ -	**TOTAL INCOME**	$ 140,985.00	$ 140,985.00	$ -
$ 7,577.40	$ 7,837.00	$ 259.60	**TOTAL EXPENSES**	$ 66,445.27	$ 68,218.00	$ 1,772.73
Explanation: Miscellaneous repairs expense being less than budgeted during the period.				**Explanation:** The positive variance is due to extra landscape crew and Miscellaneous repairs expense being less than budgeted during the period.		
$ (8,174.00)	$ (8,174.00)	$ -	**TOTAL TRANSFER BETWEEN FUNDS**	$ (73,566.00)	$ (73,566.00)	$ -
$ (86.40)	$ (346.00)	$ 259.60	**GOLDEN EAGLE VARIANCE**	$ 973.73	$ (799.00)	$ 1,772.73
			FIRST WATER VILLAGE			
$ 17,712.00	$ 17,712.00	$ -	**TOTAL INCOME**	$ 159,408.00	$ 159,408.00	$ -
$ 6,548.30	$ 8,796.00	$ 2,247.70	**TOTAL EXPENSES**	$ 74,282.55	$ 78,984.00	$ 4,701.45
Explanation: Positive variance is due to reclass of irrigation repairs to controller that were a Reserve Expense.				**Explanation:** Positive variance is due flagstone cap sealing and miscellaneous repairs not being performed but budgted for.		
$ (9,116.00)	$ (9,116.00)	$ -	**TOTAL TRANSFER BETWEEN FUNDS**	$ (82,044.00)	$ (82,044.00)	$ -
$ 2,047.70	$ (200.00)	$ 2,247.70	**FIRST WATER VARIANCE**	$ 3,081.45	$ (1,620.00)	$ 4,701.45
			GREYTHORN VILLAGE			
$ 6,699.00	$ 6,699.00	$ -	**TOTAL INCOME**	$ 60,291.00	$ 60,291.00	$ -
$ 2,275.00	$ 2,433.00	$ 158.00	**TOTAL EXPENSES**	$ 21,437.87	$ 21,982.00	$ 544.13
Explanation: Positive variance is due to lower-than-budgeted expenses for the use of an extra landscape crew in August and no miscellaneous repairs needed to be performed.				**Explanation:** Positive variance is due to lower-than-budgeted expenses for the use of an extra landscape crew in August and no miscellaneous repairs needed to be performed.		
$ (4,260.00)	$ (4,260.00)	$ -	**TOTAL TRANSFER BETWEEN FUNDS**	$ (38,340.00)	$ (38,340.00)	$ -
$ 164.00	$ 6.00	$ 158.00	**GREYTHORN VARIANCE**	$ 513.13	$ (31.00)	$ 544.13

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MONTHLY ACTUAL	MONTHLY BUDGET	MONTHLY VARIANCE		YEAR TO DATE ACTUAL	YEAR TO DATE BUDGET	YEAR TO DATE VARIANCE
			CLUB VILLAS			
$ 18,240.00	$ 18,240.00	$ -	**TOTAL INCOME**	$ 164,160.00	$ 164,160.00	$ -
$ 9,467.34	$ 9,763.00	$ 295.66	**TOTAL EXPENSES**	$ 82,294.71	$ 90,096.00	$ 7,801.29
Explanation: The positive variance is due to budgeted but not expensed funds for an additional landscape crew and plant replacements during the period.				**Explanation:** The positive variance is caused by budgeted but not completed Flagstone Cap Seal, Miscellaneous Repairs not performed to date, and reduced expense for Extra Landscape Crew.		
$ (8,430.00)	$ (8,430.00)	$ -	**TOTAL TRANSFER BETWEEN FUNDS**	$ (75,870.00)	$ (75,870.00)	$ -
$ 342.66	$ 47.00	$ 295.66	**CLUB VILLAS VARIANCE**	$ 5,995.29	$ (1,806.00)	$ 7,801.29
			PROSPECTOR VILLAGE			
$ 7,975.00	$ 7,975.00	$ -	**TOTAL INCOME**	$ 71,775.00	$ 71,775.00	$ -
Value						
$ 5,966.15	$ 2,932.00	$ (3,034.15)	**TOTAL EXPENSES**	$ 28,873.93	$ 29,228.00	$ 354.07
Explanation: The negative variance is due to the Flagstone cap seal being paid in September and miscellaneous repairs this month.				**Explanation:** The positive variance is caused by budgeted but not completed Miscellaneous Repairs.		
$ (4,860.00)	$ (4,860.00)	$ -	**TOTAL TRANSFER BETWEEN FUNDS**	$ (43,740.00)	$ (43,740.00)	$ -
$ (2,851.15)	$ 183.00	$ (3,034.15)	**PROSPECTOR VLGE VARIANCE**	$ (838.93)	$ (1,193.00)	$ 354.07
$ (383.19)	$ (310.00)	$ (73.19)	**BV VILLAGES NET VARIANCE**	$ 9,724.67	$ (5,449.00)	$ 15,173.67
$ 26,620.83	$ (18,702.00)	$ 45,322.83	**OPERATING PROFIT/(LOSS) AFTER**	$ 49,551.25	$ (2,285.00)	$ 51,836.25