# Sandia Heights Homeowners Association

## Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January - October, 2026

| | TOTAL | | |
|---|---|---|---|
| | ACTUAL | BUDGET | OVER BUDGET |
| Income | | | |
| ACC Review Fee Income | 107.25 | 400.00 | -292.75 |
| Directory Advertising | | 2,500.00 | -2,500.00 |
| GRIT Advertising | 5,929.74 | 10,000.00 | -4,070.26 |
| Membership Dues | 277,272.89 | 280,000.00 | -2,727.11 |
| Tram Pass Tickets Sold | 0.00 | | 0.00 |
| **Total Income** | **$283,309.88** | **$292,900.00** | **$ -9,590.12** |
| GROSS PROFIT | **$283,309.88** | **$292,900.00** | **$ -9,590.12** |
| Expenses | | | |
| Committee Expenses | | | |
| ACC | | | |
| ACC Operating Expenses | 153.53 | 500.00 | -346.47 |
| **Total ACC** | **153.53** | **500.00** | **-346.47** |
| C S & Membership | | | |
| Membership Activities | 3,444.62 | 7,000.00 | -3,555.38 |
| Membership Benefits | | | |
| Tram Pass | 23,616.14 | 23,500.00 | 116.14 |
| Recovery of Tram Ticket Cost | -22,583.61 | -19,950.00 | -2,633.61 |
| **Total Tram Pass** | **1,032.53** | **3,550.00** | **-2,517.47** |
| **Total Membership Benefits** | **1,032.53** | **3,550.00** | **-2,517.47** |
| **Total C S & Membership** | **4,477.15** | **10,550.00** | **-6,072.85** |
| Comm & Publications | | | |
| Directory | | | |
| Directory Bulk Postage | 2,232.00 | 2,900.00 | -668.00 |
| Printing | 12,542.62 | 10,150.00 | 2,392.62 |
| **Total Directory** | **14,774.62** | **13,050.00** | **1,724.62** |
| GRIT | | | |
| GRIT 3rd Party Expense | | 5,000.00 | -5,000.00 |
| GRIT Bulk Postage | 5,940.79 | 3,500.00 | 2,440.79 |
| Mail Service | 3,500.07 | 1,250.00 | 2,250.07 |
| Printing | 8,172.96 | 8,190.00 | -17.04 |
| **Total GRIT** | **17,613.82** | **17,940.00** | **-326.18** |
| Operating Expense | 446.00 | | 446.00 |
| **Total Comm & Publications** | **32,834.44** | **30,990.00** | **1,844.44** |
| CSC | | | |
| Operating Expenses | | 458.00 | -458.00 |
| **Total CSC** | | **458.00** | **-458.00** |
| Environment & Safety | | | |
| E&S Operating expenses | 255.77 | 624.00 | -368.23 |
| Wildfire Prevention | | 624.00 | -624.00 |
| **Total Environment & Safety** | **255.77** | **1,248.00** | **-992.23** |

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January - October, 2026

| | TOTAL | | |
|---|---|---|---|
| | ACTUAL | BUDGET | OVER BUDGET |
| Executive Committee | | | |
| Annual Meeting Expenses | 100.00 | | 100.00 |
| EC Legal | | | |
| CSC Legal | 433.19 | 4,160.00 | -3,726.81 |
| EC Legal - Other | 19,590.55 | | 19,590.55 |
| EC Legal Action | 3,017.81 | 33,750.00 | -30,732.19 |
| **Total EC Legal** | **23,041.55** | **37,910.00** | **-14,868.45** |
| EC-Board Other Expenses | 2,672.14 | 1,000.00 | 1,672.14 |
| Gift Certificates | 150.00 | | 150.00 |
| **Total Executive Committee** | **25,963.69** | **38,910.00** | **-12,946.31** |
| **Total Committee Expenses** | **63,684.58** | **82,656.00** | **-18,971.42** |
| Operating Expense | | | |
| Accounting & Tax Preparation | 1,458.54 | 2,200.00 | -741.46 |
| Annual Mtg. Expense | 859.43 | 700.00 | 159.43 |
| Bank - Other fees | 78.96 | 30.00 | 48.96 |
| Comcast | 1,995.80 | 2,500.00 | -504.20 |
| Copier Lease | 86.49 | | 86.49 |
| Copier Maintenance Agreement | 1,206.55 | 600.00 | 606.55 |
| Electricity & Gas | 1,937.04 | 2,000.00 | -62.96 |
| Gross receipts/sales tax | | 5.00 | -5.00 |
| HVAC Maintenance | 236.78 | 360.00 | -123.22 |
| Information Technology | | | |
| Computer Hardware | | 2,400.00 | -2,400.00 |
| Computer Software & Subscriptions | 6,081.66 | 2,500.00 | 3,581.66 |
| Webmaster | 7,021.56 | 4,500.00 | 2,521.56 |
| Website Hosting & Domain | | 400.00 | -400.00 |
| **Total Information Technology** | **13,103.22** | **9,800.00** | **3,303.22** |
| Insurance Expense | | | |
| Insurance Business Auto | 435.00 | 500.00 | -65.00 |
| Insurance Commercial Property Coverage | 506.00 | | 506.00 |
| Insurance Cyber Risk | 447.00 | 500.00 | -53.00 |
| Insurance D&O Liability | | 0.00 | 0.00 |
| Insurance Employee Thefts | 257.00 | 260.00 | -3.00 |
| Insurance General Liability | 9,076.00 | 11,500.00 | -2,424.00 |
| Insurance Terrorism | 95.00 | 105.00 | -10.00 |
| Insurance Umbrella Liability | 2,509.00 | 3,000.00 | -491.00 |
| **Total Insurance Expense** | **13,325.00** | **15,865.00** | **-2,540.00** |
| Licenses/Permits/Corp. Report | 35.00 | 25.00 | 10.00 |
| Notary | 156.00 | | 156.00 |
| Office Expense | 121.89 | 550.00 | -428.11 |
| Office Lease | 32,632.63 | 28,290.00 | 4,342.63 |
| Office Security/Upgrades | 417.86 | 545.00 | -127.14 |

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## Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January - October, 2026

| | TOTAL | | |
|---|---|---|---|
| | ACTUAL | BUDGET | OVER BUDGET |
| Office Supplies | 2,092.14 | 2,540.00 | -447.86 |
| Payroll Expenses | | | |
| Employer Payroll Tax Expense | 6,890.00 | 8,715.00 | -1,825.00 |
| Insurance Staff Premium | 4,491.56 | 3,125.00 | 1,366.56 |
| Office Staff Salary | | | |
| Bonus to Employees | 4,654.77 | 0.00 | 4,654.77 |
| Office Staff Salaries | 83,511.56 | 87,150.00 | -3,638.44 |
| **Total Office Staff Salary** | **88,166.33** | **87,150.00** | **1,016.33** |
| **Total Payroll Expenses** | **99,547.89** | **98,990.00** | **557.89** |
| Payroll Processing Fee | 1,028.65 | 1,475.00 | -446.35 |
| Postage Expense | 785.68 | 1,500.00 | -714.32 |
| Sandia Heights Services | 22,855.03 | 22,966.00 | -110.97 |
| Square Fees | 825.80 | 1,875.00 | -1,049.20 |
| Telephone | 724.45 | 800.00 | -75.55 |
| **Total Operating Expense** | **195,510.83** | **193,616.00** | **1,894.83** |
| **Total Expenses** | **$259,195.41** | **$276,272.00** | **$ -17,076.59** |
| NET OPERATING INCOME | **$24,114.47** | **$16,628.00** | **$7,486.47** |
| Other Income | | | |
| Interest Income | 4,499.93 | 4,018.00 | 481.93 |
| **Total Other Income** | **$4,499.93** | **$4,018.00** | **$481.93** |
| Other Expenses | | | |
| Income Tax | | | |
| Federal Income Tax | 2,814.37 | 2,500.00 | 314.37 |
| NM State Corp Tax | 574.00 | 510.00 | 64.00 |
| **Total Income Tax** | **3,388.37** | **3,010.00** | **378.37** |
| **Total Other Expenses** | **$3,388.37** | **$3,010.00** | **$378.37** |
| NET OTHER INCOME | **$1,111.56** | **$1,008.00** | **$103.56** |
| NET INCOME | **$25,226.03** | **$17,636.00** | **$7,590.03** |