

Income Statement

Sep 30, 2022

Account Number

DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENTS	27,301.75	25,200.00	2,101.75	227,493.34	226,800.00	693.34
MISC INCOME	50.00	.00	50.00	170.00	.00	170.00
INTEREST INCOME OP	1.90	.00	1.90	27.77	.00	27.77
WORKING CAPITAL/ESCROW	.00	.00	0.00	1,600.00	.00	1,600.00
TOTAL OPERATING INCOME	27,353.65	25,200.00	2,153.65	229,291.11	226,800.00	2,491.11
RESERVE ALLOCATION	3,000.00	3,000.00	0.00	27,000.00	27,000.00	0.00
TOTAL INCOME	24,353.65	22,200.00	2,153.65	202,291.11	199,800.00	2,491.11
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPING CONTRACT	2,800.00	2,800.00	0.00	28,150.00	25,200.00	2,950.00-
STORM DAMAGE	.00	.00	0.00	245.00	.00	245.00-
PEST CONTROL	.00	2,255.00	2,255.00	1,555.00	3,095.00	1,540.00
LANDSCAPE SUPPLIES	.00	.00	0.00	200.00	.00	200.00
SHRUBS/TREES/FLOWERS	.00	.00	0.00	2,316.20	2,500.00	183.80
ELECTRICAL LIGHTING REPAIRS	.00	125.00	125.00	778.92	1,125.00	346.08
CLUBHOUSE CLEANING	850.00	750.00	100.00-	7,785.00	6,750.00	1,035.00-
EXERCISE EQUIPT MAINT	.00	.00	0.00	929.60	300.00	629.60-
PLUMBING REPAIRS	.00	.00	0.00	8,140.28	1,000.00	7,140.28-
PORTER SERVICE	.00	85.00	85.00	85.00	765.00	680.00
ROOF REPAIRS	.00	.00	0.00	.00	5,000.00	5,000.00
PET CLEAN UP	.00	240.00	240.00	240.00	2,160.00	1,920.00
FIRE EQUIPMENT MAINT	.00	.00	0.00	390.00	1,500.00	1,110.00
ALARM MONITORING & ANNUAL	.00	.00	0.00	14,637.04	10,000.00	4,637.04-
PLAYGROUND MAINT/INSPECT	.00	.00	0.00	375.00	825.00	450.00
POOL CONTRACT	363.00	315.00	48.00-	3,069.00	2,835.00	234.00-
POOL & SPA SUPPLIES	1,165.41	350.00	815.41-	4,282.96	3,150.00	1,132.96-
POOL & SPA REPAIRS	389.45	150.00	239.45-	1,214.45	1,350.00	135.55
GATE CONTRACT	330.00	275.00	55.00-	3,300.00	2,475.00	825.00-
GATE MAINTENANCE, LABOR	.00	300.00	300.00	404.00	1,500.00	1,096.00
IRRIGATION REPAIRS	.00	300.00	300.00	688.09	4,500.00	3,811.91
TREE TRIMMING	288.33	.00	288.33-	6,834.15	5,000.00	1,834.15-
GENERAL MAINTENANCE	23,318.29	500.00	22,818.29-	8,987.51	4,500.00	4,487.51-
BACKFLOW TESTING	.00	.00	0.00	.00	300.00	300.00
TOTAL MAINT. & REPAIR	29,504.48	8,445.00	21,059.48-	94,207.20	85,830.00	8,377.20-
PARTS & SUPPLIES						

Sep 30, 2022

Account Number

DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
TOTAL PARTS & SUPPLIES	.00	.00	0.00	.00	.00	0.00
UTILITIES						
ELECTRIC	1,525.92	1,200.00	325.92-	11,042.28	10,800.00	242.28-
GATE TELEPHONE	62.04	75.00	12.96	559.81	675.00	115.19
GATE CAMERA	.00	.00	0.00	.00	8,000.00	8,000.00
VAULT SUMP PUMPS	.00	300.00	300.00	289.00	3,000.00	2,711.00
GAS	146.16	50.00	96.16-	7,850.51	8,300.00	449.49
TRASH REMOVAL	911.84	800.00	111.84-	8,057.02	7,200.00	857.02-
CABLE TV/INTERNET	2,842.38	2,866.00	23.62	24,890.58	25,794.00	903.42
WATER	2,491.17	2,300.00	191.17-	22,731.01	20,400.00	2,331.01-
TOTAL UTILITIES	7,979.51	7,591.00	388.51-	75,420.21	84,169.00	8,748.79
ADMINISTRATIVE						
LEGAL	1,540.00	.00	1,540.00-	4,522.50	1,000.00	3,522.50-
COLLECTIONS & LEGAL	45.00	150.00	105.00	525.00	1,350.00	825.00
BANK CHARGES	25.00	.00	25.00-	25.00	.00	25.00-
AUDIT & TAX PREP	.00	.00	0.00	335.00	975.00	640.00
INSURANCE	.00	1,700.00	1,700.00	32,876.75	15,300.00	17,576.75-
INSURANCE CLAIM	.00	.00	0.00	344.19	.00	344.19
MANAGEMENT FEES	1,200.00	1,200.00	0.00	10,800.00	10,800.00	0.00
COPIES/POSTAGE/SUPPLIES	315.14	.00	315.14-	1,548.04	.00	1,548.04-
RECORD STORAGE	20.00	.00	20.00-	161.50	.00	161.50-
MONTHLY STATEMENTS	94.92	109.00	14.08	842.40	998.00	155.60
PERMITS, LICENSES & TAXES	.00	.00	0.00	50.00	1,505.00	1,455.00
WEBSITE	.00	.00	0.00	300.00	.00	300.00-
TOTAL ADMINISTRATIVE	3,240.06	3,159.00	81.06-	51,642.00	31,928.00	19,714.00-
TOTAL OPERATING EXPENSE	40,724.05	19,195.00	21,529.05-	221,269.41	201,927.00	19,342.41-
NET OPER PROFIT/LOSS	16,370.40-	3,005.00	19,375.40-	18,978.30	2,127.00	16,851.30-
RESERVE ALLOCATIONS						
INTEREST INCOME RSV	286.58	.00	286.58	661.62	.00	661.62
RESERVE INCOME FM OP	3,000.00	3,000.00	0.00	27,000.00	27,000.00	0.00
RESERVE EXPENSE	.00	.00	0.00	18,192.93	.00	18,192.93-
TOTAL RESERVE & EXPENSE	3,286.58	3,000.00	286.58	9,468.69	27,000.00	17,531.31-
NET PROFIT / (LOSS)	13,083.82-	6,005.00	19,088.82-	9,509.61	24,873.00	34,382.61-

VILLAS AT SAVONA
Balance Sheet
Sep 30, 2022
SEP 1, 2022 - SEP 30, 2022

ASSETS

CURRENT ASSETS

CIT BANK OPERATING RESERVE ACCOUNTS	34,130.36
ALLIANCE CD6806 11/16/20	33,059.96
ALLIANCE CD9018 2/8/20	27,508.65
CIT BANK CD5816 7/26/22	105,172.19
CIT BANK RESERVE	125,234.74
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TOTAL CURRENT ASSETS	325,105.90
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TOTAL ASSETS	325,105.90
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS	334,615.51
PROFIT /(LOSS) FOR PERIOD	(9,509.61)
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TOTAL CAPITAL	325,105.90
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TOTAL LIABILITIES & CAPITAL	325,105.90
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