

Income Statement

Apr 30, 2023

Account Number

DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENTS	25,995.00	27,720.00	1,725.00-	108,365.00	110,880.00	2,515.00-
INTEREST INCOME OP	1.61	.00	1.61	6.92	.00	6.92
WORKING CAPITAL/ESCROW	200.00	.00	200.00	200.00	.00	200.00
TOTAL OPERATING INCOME	26,196.61	27,720.00	1,523.39-	108,571.92	110,880.00	2,308.08-
RESERVE ALLOCATION	4,250.00	4,250.00	0.00	17,000.00	17,000.00	0.00
TOTAL INCOME	21,946.61	23,470.00	1,523.39-	91,571.92	93,880.00	2,308.08-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPING CONTRACT	3,220.00	2,850.00	370.00-	12,880.00	11,400.00	1,480.00-
STORM DAMAGE	.00	.00	0.00	25.00	.00	25.00-
PEST CONTROL	.00	200.00	200.00	2,570.00	800.00	1,770.00-
SHRUBS/TREES/FLOWERS	663.45	500.00	163.45-	3,883.45	1,500.00	2,383.45-
ELECTRICAL LIGHTING REPAIRS	378.00	125.00	253.00-	793.96	500.00	293.96-
CLUBHOUSE CLEANING	850.00	850.00	0.00	3,400.00	3,400.00	0.00
EXERCISE EQUIPT MAINT	.00	33.00	33.00	299.38	132.00	167.38-
PLUMBING REPAIRS	.00	208.00	208.00	1,110.50	832.00	278.50-
ROOF REPAIRS	.00	.00	0.00	586.38	.00	586.38-
FIRE EQUIPMENT MAINT	.00	125.00	125.00	.00	500.00	500.00
ALARM MONITORING & ANNUAL	5,148.20	.00	5,148.20-	10,296.40	5,000.00	5,296.40-
PLAYGROUND MAINT/INSPECT	125.00	125.00	0.00	250.00	250.00	0.00
POOL CONTRACT	378.00	378.00	0.00	1,472.00	1,512.00	40.00
POOL & SPA SUPPLIES	328.29	375.00	46.71	1,370.16	1,500.00	129.84
POOL & SPA REPAIRS	.00	125.00	125.00	291.82	500.00	208.18
GATE CONTRACT	330.00	330.00	0.00	1,320.00	1,320.00	0.00
GATE MAINTENANCE, LABOR	.00	50.00	50.00	.00	200.00	200.00
IRRIGATION REPAIRS	.00	125.00	125.00	752.84	500.00	252.84-
TREE TRIMMING	.00	8,000.00	8,000.00	696.60	8,000.00	7,303.40
GENERAL MAINTENANCE	5,073.29-	950.00	6,023.29	4,973.47	3,800.00	1,173.47-
TOTAL MAINT. & REPAIR	6,347.65	15,349.00	9,001.35	46,971.96	41,646.00	5,325.96-
PARTS & SUPPLIES						
FERTILIZER, WEED CONTROL	750.00	50.00	700.00-	1,075.00	200.00	875.00-
TOTAL PARTS & SUPPLIES	750.00	50.00	700.00-	1,075.00	200.00	875.00-
UTILITIES						
ELECTRIC	2,193.55	1,272.00	921.55-	5,547.98	5,088.00	459.98-

DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
GATE TELEPHONE	61.00	62.00	1.00	245.32	248.00	2.68
VAULT SUMP PUMPS	.00	600.00	600.00	367.47	600.00	232.53
GAS	1,529.91	1,500.00	29.91-	8,093.71	6,900.00	1,193.71-
TRASH REMOVAL	1,028.84	890.00	138.84-	4,023.82	3,560.00	463.82-
CABLE TV/INTERNET	2,885.64	2,860.00	25.64-	11,543.55	11,440.00	103.55-
WATER	2,428.99	2,544.00	115.01	8,423.00	10,176.00	1,753.00
TOTAL UTILITIES	10,127.93	9,728.00	399.93-	38,244.85	38,012.00	232.85-
ADMINISTRATIVE						
LEGAL	1,212.50	.00	1,212.50-	1,949.00	.00	1,949.00-
COLLECTIONS & LEGAL	135.00	192.00	57.00	570.00	768.00	198.00
AUDIT & TAX PREP	60.00	.00	60.00-	335.00	.00	335.00-
INSURANCE	.00	3,500.00	3,500.00	7,014.99	14,000.00	6,985.01
INSURANCE CLAIM	6,662.84	.00	6,662.84-	663.45	.00	663.45
MANAGEMENT FEES	1,200.00	1,200.00	0.00	4,800.00	4,800.00	0.00
COPIES/POSTAGE/SUPPLIES	57.22	120.00	62.78	708.83	480.00	228.83-
RECORD STORAGE	20.00	20.00	0.00	80.00	80.00	0.00
MONTHLY STATEMENTS	88.44	100.00	11.56	354.84	400.00	45.16
PERMITS, LICENSES & TAXES	.00	.00	0.00	550.00	275.00	275.00-
WEBSITE	.00	.00	0.00	300.00	.00	300.00-
TOTAL ADMINISTRATIVE	9,436.00	5,132.00	4,304.00-	15,999.21	20,803.00	4,803.79
TOTAL OPERATING EXPENSE	26,661.58	30,259.00	3,597.42	102,291.02	100,661.00	1,630.02-
NET OPER PROFIT/LOSS	4,714.97-	6,789.00-	2,074.03	10,719.10	6,781.00	3,938.10-
RESERVE ALLOCATIONS						
INTEREST INCOME RSV	634.49	.00	634.49	1,036.33	.00	1,036.33
RESERVE INCOME FM OP	4,250.00	4,250.00	0.00	17,000.00	17,000.00	0.00
RESERVE EXPENSE	31,872.00-	.00	31,872.00-	34,123.08	.00	34,123.08-
TOTAL RESERVE & EXPENSE	26,987.51-	4,250.00	31,237.51-	16,086.75	17,000.00	33,086.75-
NET PROFIT / (LOSS)	31,702.48-	2,539.00-	29,163.48-	26,805.85	10,219.00	37,024.85-

ASSETS

CURRENT ASSETS

CIT BANK OPERATING	16,605.55
RESERVE ACCOUNTS	
ALLIANCE CD6806 11/16/23	33,370.51
ALLIANCE CD9018 2/8/23	27,681.89
CIT BANK CD5816 9/26/23	105,797.42
CIT BANK RESERVE	116,889.64
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TOTAL CURRENT ASSETS	300,345.01
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TOTAL ASSETS	300,345.01
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS	327,150.86
PROFIT /(LOSS) FOR PERIOD	(26,805.85)
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TOTAL CAPITAL	300,345.01
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TOTAL LIABILITIES & CAPITAL	300,345.01
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