

Feb 28, 2023

Account Number

DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENTS	25,171.59	27,720.00	2,548.41-	51,905.00	55,440.00	3,535.00-
INTEREST INCOME OP	1.81	.00	1.81	3.73	.00	3.73
TOTAL OPERATING INCOME	25,173.40	27,720.00	2,546.60-	51,908.73	55,440.00	3,531.27-
RESERVE ALLOCATION	4,250.00	4,250.00	0.00	8,500.00	8,500.00	0.00
TOTAL INCOME	20,923.40	23,470.00	2,546.60-	43,408.73	46,940.00	3,531.27-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPING CONTRACT	3,220.00	2,850.00	370.00-	3,220.00	5,700.00	2,480.00
PEST CONTROL	315.00	200.00	115.00-	315.00	400.00	85.00
SHRUBS/TREES/FLOWERS	.00	500.00	500.00	.00	500.00	500.00
ELECTRICAL LIGHTING REPAIRS	.00	125.00	125.00	.00	250.00	250.00
CLUBHOUSE CLEANING	1,700.00	850.00	850.00-	1,700.00	1,700.00	0.00
EXERCISE EQUIPT MAINT	.00	33.00	33.00	.00	66.00	66.00
PLUMBING REPAIRS	216.25	208.00	8.25-	216.25	416.00	199.75
ROOF REPAIRS	395.38	.00	395.38-	395.38	.00	395.38-
FIRE EQUIPMENT MAINT	.00	125.00	125.00	.00	250.00	250.00
ALARM MONITORING & ANNUAL	5,148.20	5,000.00	148.20-	5,148.20	5,000.00	148.20-
PLAYGROUND MAINT/INSPECT	.00	.00	0.00	125.00	125.00	0.00
POOL CONTRACT	378.00	378.00	0.00	716.00	756.00	40.00
POOL & SPA SUPPLIES	378.47	375.00	3.47-	708.48	750.00	41.52
POOL & SPA REPAIRS	.00	125.00	125.00	246.82	250.00	3.18
GATE CONTRACT	330.00	330.00	0.00	660.00	660.00	0.00
GATE MAINTENANCE, LABOR	.00	50.00	50.00	.00	100.00	100.00
IRRIGATION REPAIRS	.00	125.00	125.00	.00	250.00	250.00
GENERAL MAINTENANCE	1,810.66	950.00	860.66-	8,746.66	1,900.00	6,846.66-
TOTAL MAINT. & REPAIR	13,891.96	12,224.00	1,667.96-	22,197.79	19,073.00	3,124.79-
PARTS & SUPPLIES						
FERTILIZER, WEED CONTROL	.00	50.00	50.00	.00	100.00	100.00
TOTAL PARTS & SUPPLIES	.00	50.00	50.00	.00	100.00	100.00
UTILITIES						
ELECTRIC	1,153.78	1,272.00	118.22	2,329.77	2,544.00	214.23
GATE TELEPHONE	61.44	62.00	0.56	122.88	124.00	1.12
VAULT SUMP PUMPS	.00	.00	0.00	367.47	.00	367.47-
GAS	2,278.52	1,800.00	478.52-	4,442.78	3,600.00	842.78-

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## Income Statement

Feb 28, 2023

Account Number

DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
TRASH REMOVAL	987.04	890.00	97.04-	2,006.92	1,780.00	226.92-
CABLE TV/INTERNET	2,885.97	2,860.00	25.97-	5,771.94	5,720.00	51.94-
WATER	1,992.97	2,544.00	551.03	4,079.42	5,088.00	1,008.58
<b>TOTAL UTILITIES</b>	<b>9,359.72</b>	<b>9,428.00</b>	<b>68.28</b>	<b>19,121.18</b>	<b>18,856.00</b>	<b>265.18-</b>
<b>ADMINISTRATIVE</b>						
LEGAL	736.50	.00	736.50-	736.50	.00	736.50-
COLLECTIONS & LEGAL	165.00	192.00	27.00	240.00	384.00	144.00
INSURANCE	3,727.16	3,500.00	227.16-	3,727.16	7,000.00	3,272.84
INSURANCE CLAIM	.00	.00	0.00	6,721.29	.00	6,721.29
MANAGEMENT FEES	1,200.00	1,200.00	0.00	2,400.00	2,400.00	0.00
COPIES/POSTAGE/SUPPLIES	352.02	120.00	232.02-	354.45	240.00	114.45-
RECORD STORAGE	20.00	20.00	0.00	40.00	40.00	0.00
MONTHLY STATEMENTS	88.44	100.00	11.56	177.96	200.00	22.04
PERMITS, LICENSES & TAXES	55.00	.00	55.00-	550.00	275.00	275.00-
WEBSITE	.00	.00	0.00	300.00	.00	300.00-
<b>TOTAL ADMINISTRATIVE</b>	<b>6,344.12</b>	<b>5,132.00</b>	<b>1,212.12-</b>	<b>1,804.78</b>	<b>10,539.00</b>	<b>8,734.22</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>29,595.80</b>	<b>26,834.00</b>	<b>2,761.80-</b>	<b>43,123.75</b>	<b>48,568.00</b>	<b>5,444.25</b>
<b>NET OPER PROFIT/(LOSS)</b>	<b>8,672.40-</b>	<b>3,364.00-</b>	<b>5,308.40-</b>	<b>284.98</b>	<b>1,628.00</b>	<b>1,912.98</b>
<b>RESERVE ALLOCATIONS</b>						
INTEREST INCOME RSV	37.12	.00	37.12	117.11	.00	117.11
RESERVE INCOME FM OP	4,250.00	4,250.00	0.00	8,500.00	8,500.00	0.00
RESERVE EXPENSE	1,776.08-	.00	1,776.08-	1,776.08	.00	1,776.08-
<b>TOTAL RESERVE &amp; EXPENSE</b>	<b>2,511.04</b>	<b>4,250.00</b>	<b>1,738.96-</b>	<b>6,841.03</b>	<b>8,500.00</b>	<b>1,658.97-</b>
<b>NET PROFIT / (LOSS)</b>	<b>6,161.36-</b>	<b>886.00</b>	<b>7,047.36-</b>	<b>7,126.01</b>	<b>6,872.00</b>	<b>254.01</b>

## ASSETS

## CURRENT ASSETS

CIT BANK OPERATING	27,609.63
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## RESERVE ACCOUNTS

ALLIANCE CD6806 11/16/23	33,141.39
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ALLIANCE CD9018 2/8/23	27,539.53
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CIT BANK CD5816 2/26/23	105,330.50
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CIT BANK RESERVE	140,655.82
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TOTAL CURRENT ASSETS	<u>334,276.87</u>
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TOTAL ASSETS	<u><u>334,276.87</u></u>
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## LIABILITIES &amp; CAPITAL

## CAPITAL

RETAINED EARNINGS	327,150.86
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PROFIT /(LOSS) FOR PERIOD	<u>7,126.01</u>
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TOTAL CAPITAL	<u>334,276.87</u>
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TOTAL LIABILITIES & CAPITAL	<u><u>334,276.87</u></u>
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