

DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENTS	30,465.00	27,720.00	2,745.00	82,370.00	83,160.00	790.00-
INTEREST INCOME OP	1.58	.00	1.58	5.31	.00	5.31
TOTAL OPERATING INCOME	30,466.58	27,720.00	2,746.58	82,375.31	83,160.00	784.69-
RESERVE ALLOCATION	4,250.00	4,250.00	0.00	12,750.00	12,750.00	0.00
TOTAL INCOME	26,216.58	23,470.00	2,746.58	69,625.31	70,410.00	784.69-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPING CONTRACT	6,440.00	2,850.00	3,590.00-	9,660.00	8,550.00	1,110.00-
STORM DAMAGE	25.00	.00	25.00-	25.00	.00	25.00-
PEST CONTROL	2,255.00	200.00	2,055.00-	2,570.00	600.00	1,970.00-
SHRUBS/TREES/FLOWERS	3,220.00	500.00	2,720.00-	3,220.00	1,000.00	2,220.00-
ELECTRICAL LIGHTING REPAIRS	415.96	125.00	290.96-	415.96	375.00	40.96-
CLUBHOUSE CLEANING	850.00	850.00	0.00	2,550.00	2,550.00	0.00
EXERCISE EQUIPT MAINT	299.38	33.00	266.38-	299.38	99.00	200.38-
PLUMBING REPAIRS	894.25	208.00	686.25-	1,110.50	624.00	486.50-
ROOF REPAIRS	191.00	.00	191.00-	586.38	.00	586.38-
FIRE EQUIPMENT MAINT	.00	125.00	125.00	.00	375.00	375.00
ALARM MONITORING & ANNUAL	.00	.00	0.00	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	1,094.00	1,134.00	40.00
POOL & SPA SUPPLIES	333.39	375.00	41.61	1,041.87	1,125.00	83.13
POOL & SPA REPAIRS	45.00	125.00	80.00	291.82	375.00	83.18
GATE CONTRACT	330.00	330.00	0.00	990.00	990.00	0.00
GATE MAINTENANCE, LABOR	.00	50.00	50.00	.00	150.00	150.00
IRRIGATION REPAIRS	752.84	125.00	627.84-	752.84	375.00	377.84-
TREE TRIMMING	696.60	.00	696.60-	696.60	.00	696.60-
GENERAL MAINTENANCE	1,300.10	950.00	350.10-	10,046.76	2,850.00	7,196.76-
TOTAL MAINT. & REPAIR	18,426.52	7,224.00	11,202.52-	40,624.31	26,297.00	14,327.31-
PARTS & SUPPLIES						
FERTILIZER, WEED CONTROL	325.00	50.00	275.00-	325.00	150.00	175.00-
TOTAL PARTS & SUPPLIES	325.00	50.00	275.00-	325.00	150.00	175.00-
UTILITIES						
ELECTRIC	1,024.66	1,272.00	247.34	3,354.43	3,816.00	461.57
GATE TELEPHONE	61.44	62.00	0.56	184.32	186.00	1.68

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VAULT SUMP PUMPS	.00	.00	0.00	367.47	.00	367.47-
GAS	2,121.02	1,800.00	321.02-	6,563.80	5,400.00	1,163.80-
TRASH REMOVAL	988.06	890.00	98.06-	2,994.98	2,670.00	324.98-
CABLE TV/INTERNET	2,885.97	2,860.00	25.97-	8,657.91	8,580.00	77.91-
WATER	1,914.59	2,544.00	629.41	5,994.01	7,632.00	1,637.99
TOTAL UTILITIES	8,995.74	9,428.00	432.26	28,116.92	28,284.00	167.08
ADMINISTRATIVE						
LEGAL	.00	.00	0.00	736.50	.00	736.50-
COLLECTIONS & LEGAL	195.00	192.00	3.00-	435.00	576.00	141.00
AUDIT & TAX PREP	275.00	.00	275.00-	275.00	.00	275.00-
INSURANCE	3,287.83	3,500.00	212.17	7,014.99	10,500.00	3,485.01
INSURANCE CLAIM	605.00-	.00	605.00	7,326.29	.00	7,326.29
MANAGEMENT FEES	1,200.00	1,200.00	0.00	3,600.00	3,600.00	0.00
COPIES/POSTAGE/SUPPLIES	297.16	120.00	177.16-	651.61	360.00	291.61-
RECORD STORAGE	20.00	20.00	0.00	60.00	60.00	0.00
MONTHLY STATEMENTS	88.44	100.00	11.56	266.40	300.00	33.60
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	4,758.43	5,132.00	373.57	6,563.21	15,671.00	9,107.79
TOTAL OPERATING EXPENSE	32,505.69	21,834.00	10,671.69-	75,629.44	70,402.00	5,227.44-
NET OPER PROFIT/LOSS	6,289.11-	1,636.00	7,925.11-	6,004.13 -	8.00	6,012.13-
RESERVE ALLOCATIONS						
INTEREST INCOME RSV	284.73	.00	284.73	401.84	.00	401.84
RESERVE INCOME FM OP	4,250.00	4,250.00	0.00	12,750.00	12,750.00	0.00
RESERVE EXPENSE	475.00-	.00	475.00-	2,251.08	.00	2,251.08-
TOTAL RESERVE & EXPENSE	4,059.73	4,250.00	190.27-	10,900.76	12,750.00	1,849.24-
NET PROFIT / (LOSS)	2,229.38-	5,886.00	8,115.38-	4,896.63	12,758.00	7,861.37-

ASSETS

CURRENT ASSETS

CIT BANK OPERATING 21,320.52

RESERVE ACCOUNTS

ALLIANCE CD6806 11/16/23 33,141.39

ALLIANCE CD9018 2/8/23 27,539.53

CIT BANK CD5816 9/26/23 105,573.03

CIT BANK RESERVE 144,473.02

TOTAL CURRENT ASSETS 332,047.49TOTAL ASSETS 332,047.49

LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS 327,150.86

PROFIT /(LOSS) FOR PERIOD 4,896.63TOTAL CAPITAL 332,047.49TOTAL LIABILITIES & CAPITAL 332,047.49