

4:00 PM

Income Statement

Apr 30, 2023

Account Number

DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENTS	22,816.35	26,995.00	4,178.65-	108,676.89	107,980.00	696.89
DELINQUENT INCOME	610.00	375.00	235.00	5,372.01	1,500.00	3,872.01
FOB/GATE/KEY INC	.00	.00	0.00	205.00	.00	205.00
WORKING CAPITAL/ESCROW	340.00	.00	340.00	2,040.00	.00	2,040.00
RESERVE CONTRIBUTION/ESCR	340.00	.00	340.00	2,040.00	.00	2,040.00
TOTAL OPERATING INCOME	24,106.35	27,370.00	3,263.65-	118,333.90	109,480.00	8,853.90
RESERVE ALLOCATION	6,095.00	6,095.00	0.00	24,380.00	24,380.00	0.00
WORKING CAPITAL TRANSFER	340.00	.00	340.00-	2,040.00	.00	2,040.00-
RESERVE CONTRIBUTION	340.00	.00	340.00-	2,040.00	.00	2,040.00-
TOTAL INCOME	17,331.35	21,275.00	3,943.65-	89,873.90	85,100.00	4,773.90
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPING CONTRACT	10,786.04	5,393.00	5,393.04-	21,572.08	21,572.00	0.08-
PEST CONTROL	.00	.00	0.00	525.00	250.00	275.00-
LANDSCAPE SUPPLIES	.00	200.00	200.00	.00	800.00	800.00
SHRUBS/TREES/FLOWERS	.00	.00	0.00	2,550.00	.00	2,550.00-
ELECTRICAL LIGHTING REPAIRS	.00	100.00	100.00	.00	400.00	400.00
WINTER OVERSEEDING	.00	.00	0.00	1,721.00	.00	1,721.00-
PLAYGROUND MAINT/INSPECT	.00	.00	0.00	220.00	250.00	30.00
POOL CONTRACT	630.00	860.00	230.00	2,520.00	3,440.00	920.00
POOL & SPA SUPPLIES	561.20	1,000.00	438.80	1,688.80	4,000.00	2,311.20
POOL & SPA REPAIRS	.00	1,000.00	1,000.00	1,833.28	2,000.00	166.72
GATE CONTRACT	325.00	325.00	0.00	785.00	1,300.00	515.00
GATE MAINTENANCE, LABOR	1,475.92	500.00	975.92-	4,669.83	2,000.00	2,669.83-
IRRIGATION REPAIRS	2,466.66	210.00	2,256.66-	3,705.99	840.00	2,865.99-
TREE TRIMMING	.00	.00	0.00	675.00	1,000.00	325.00
GENERAL MAINTENANCE	379.28	600.00	220.72	379.28	2,400.00	2,020.72
TOTAL MAINT. & REPAIR	16,624.10	10,188.00	6,436.10-	42,845.26	40,252.00	2,593.26-
PARTS & SUPPLIES						
GATE/KEYS	.00	50.00	50.00	.00	200.00	200.00
TOTAL PARTS & SUPPLIES	.00	50.00	50.00	.00	200.00	200.00
UTILITIES						
ELECTRIC	2,881.57	3,000.00	118.43	11,558.19	12,000.00	441.81
GATE TELEPHONE	251.40	300.00	48.60	1,028.37	1,200.00	171.63

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Apr 30, 2023

Account Number

DESCRIPTION	CURRENT			YEAR		
	ACTUAL	BUDGET	DATE VARIANCE	ACTUAL	TO BUDGET	DATE VARIANCE
GAS	61.30	80.00	18.70	250.10	320.00	69.90
WATER/SEWER	1,288.66	3,000.00	1,711.34	2,621.08	12,000.00	9,378.92
TOTAL UTILITIES	4,482.93	6,380.00	1,897.07	15,457.74	25,520.00	10,062.26
ADMINISTRATIVE						
LEGAL	3,327.00	.00	3,327.00-	3,327.00	.00	3,327.00-
COLLECTIONS & LEGAL	716.00	375.00	341.00-	1,955.00	1,500.00	455.00-
BANK CHARGES	.00	10.00	10.00	25.00	40.00	15.00
AUDIT & TAX PREP	.00	.00	0.00	1,345.00	325.00	1,020.00-
INSURANCE	.00	.00	0.00	4,931.00	6,700.00	1,769.00
MEETINGS & COMMUNITY	.00	.00	0.00	.00	600.00	600.00
MANAGEMENT FEES	1,400.00	1,400.00	0.00	5,600.00	5,600.00	0.00
COPIES/POSTAGE/SUPPLIES	527.30	100.00	427.30-	805.89	400.00	405.89-
STATEMENTS	160.42	175.00	14.58	637.36	700.00	62.64
PERMITS/LICENSES	270.00	270.00	0.00	590.00	270.00	320.00-
INCOME TAXES	.00	.00	0.00	110.00	60.00	50.00-
WEBSITE	.00	100.00	100.00	300.00	400.00	100.00
MISC ADMIN	11.00	70.00	59.00	11.00	280.00	269.00
TOTAL ADMINISTRATIVE	6,411.72	2,500.00	3,911.72-	19,637.25	16,875.00	2,762.25-
TOTAL OPERATING EXPENSE	27,518.75	19,118.00	8,400.75-	77,940.25	82,847.00	4,906.75
NET OPER PROFIT/LOSS	10,187.40-	2,157.00	12,344.40-	11,933.65	2,253.00	9,680.65
RESERVE ALLOCATIONS						
INTEREST INCOME	169.25	.00	169.25	660.39	.00	660.39
RESERVE INCOME FM OP	6,095.00	6,095.00	0.00	24,380.00	24,380.00	0.00
WORKING CAPITAL	340.00	.00	340.00	2,040.00	.00	2,040.00
RESERVE CONTRIBUTION	340.00	.00	340.00	2,040.00	.00	2,040.00
RESERVE EXPENSE	3,082.50-	.00	3,082.50-	3,082.50	.00	3,082.50-
TOTAL RESERVE & EXPENSE	3,861.75	6,095.00	2,233.25-	26,037.89	24,380.00	1,657.89
NET PROFIT / (LOSS)	6,325.65-	8,252.00	14,577.65-	37,971.54	26,633.00	11,338.54

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Balance Sheet

Apr 30, 2023

APR 1, 2023 - APR 30, 2023

ASSETS

CURRENT ASSETS

CIT BANK OPERATING	120,588.42
RESERVE ACCOUNTS	
CIT BANK RESERVE	295,802.16
CIT ICS ACCT 402	151,185.69
UTILITY DEPOSITS	2,530.00
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TOTAL CURRENT ASSETS	570,106.27
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TOTAL ASSETS	570,106.27
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LIABILITIES & CAPITAL

CAPITAL

PREPAID ASSESSMENTS	(10,577.62)
RETAINED EARNINGS	542,712.35
PROFIT /(LOSS) FOR PERIOD	37,971.54
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TOTAL CAPITAL	570,106.27
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TOTAL LIABILITIES & CAPITAL	570,106.27
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