

ALTA VISTA HOMEOWNERS

Income Statement

Jan 31, 2024

Account Number

| DESCRIPTION | ACTUAL | CURRENT BUDGET | DATE VARIANCE | YEAR ACTUAL | TO BUDGET | DATE VARIANCE |
|-------------------------|----------|----------------|---------------|-------------|-----------|---------------|
| INCOME | | | | | | |
| OPERATING INCOME | | | | | | |
| RESIDENTIAL ASSESSMENTS | 5,763.65 | 6,851.00 | 1,087.35- | 5,763.65 | 6,851.00 | 1,087.35- |
| TOTAL OPERATING INCOME | 5,763.65 | 6,851.00 | 1,087.35- | 5,763.65 | 6,851.00 | 1,087.35- |
| RESERVE ALLOCATION | 532.00 | 532.00 | 0.00 | 532.00 | 532.00 | 0.00 |
| TOTAL INCOME | 5,231.65 | 6,319.00 | 1,087.35- | 5,231.65 | 6,319.00 | 1,087.35- |
| EXPENSES | | | | | | |
| OPERATING EXPENSES | | | | | | |
| MAINTENANCE & REPAIR | | | | | | |
| LANDSCAPING CONTRACT | 1,483.00 | 1,608.00 | 125.00 | 1,483.00 | 1,608.00 | 125.00 |
| SECURITY CONTRACT | 366.69 | .00 | 366.69- | 366.69 | .00 | 366.69- |
| GATE CONTRACT | 166.75 | 200.00 | 33.25 | 166.75 | 200.00 | 33.25 |
| GATE MAINTENANCE, LABOR | .00 | 200.00 | 200.00 | .00 | 200.00 | 200.00 |
| GATE PROGRAMMING | 46.00 | 40.00 | 6.00- | 46.00 | 40.00 | 6.00- |
| SPRINKLER REPAIRS | .00 | 100.00 | 100.00 | .00 | 100.00 | 100.00 |
| TOTAL MAINT. & REPAIR | 2,062.44 | 2,148.00 | 85.56 | 2,062.44 | 2,148.00 | 85.56 |
| PARTS & SUPPLIES | | | | | | |
| GATE/KEYS | .00 | 50.00 | 50.00 | .00 | 50.00 | 50.00 |
| TOTAL PARTS & SUPPLIES | .00 | 50.00 | 50.00 | .00 | 50.00 | 50.00 |
| UTILITIES | | | | | | |
| ELECTRIC-STREET LIGHTS | 351.43 | 400.00 | 48.57 | 351.43 | 400.00 | 48.57 |
| ELECTRIC-COMMON AREA | 106.23 | 150.00 | 43.77 | 106.23 | 300.00 | 193.77 |
| TELEPHONE | 80.00 | 80.00 | 0.00 | 80.00 | 80.00 | 0.00 |
| WATER/SEWER | 1,033.18 | 600.00 | 433.18- | 1,033.18 | 600.00 | 433.18- |
| TOTAL UTILITIES | 1,570.84 | 1,230.00 | 340.84- | 1,570.84 | 1,380.00 | 190.84- |
| ADMINISTRATIVE | | | | | | |
| COLLECTIONS & LEGAL | 150.00 | 125.00 | 25.00- | 150.00 | 125.00 | 25.00- |
| INSURANCE | 2,308.00 | 2,471.00 | 163.00 | 2,308.00 | 2,471.00 | 163.00 |
| MANAGEMENT FEES | 695.00 | 695.00 | 0.00 | 695.00 | 695.00 | 0.00 |
| COPIES/POSTAGE/SUPPLIES | 13.90 | 20.00 | 6.10 | 13.90 | 20.00 | 6.10 |
| STATEMENTS | 44.10 | 50.00 | 5.90 | 44.10 | 50.00 | 5.90 |
| TAXES/PERMITS/LICENSES | .00 | 300.00 | 300.00 | .00 | 300.00 | 300.00 |
| WEBSITE | .00 | 300.00 | 300.00 | .00 | 300.00 | 300.00 |
| TOTAL ADMINISTRATIVE | 3,211.00 | 3,961.00 | 750.00 | 3,211.00 | 3,961.00 | 750.00 |

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|-------------------------|-----------|----------------|---------------|-------------|------------|---------------|
| TOTAL OPERATING EXPENSE | 6,844.28 | 7,389.00 | 544.72 | 6,844.28 | 7,539.00 | 694.72 |
| NET OPER PROFIT/LOSS | 1,612.63- | 1,070.00- | 542.63- | 1,612.63 - | 1,220.00 - | 392.63- |
| RESERVE ALLOCATIONS | | | | | | |
| INTEREST INCOME | 25.51 | 28.00 | 2.49- | 25.51 | 28.00 | 2.49- |
| RESERVE INCOME FM OP | 532.00 | 532.00 | 0.00 | 532.00 | 532.00 | 0.00 |
| TOTAL RESERVE & EXPENSE | 557.51 | 560.00 | 2.49- | 557.51 | 560.00 | 2.49- |
| NET PROFIT / (LOSS) | 1,055.12- | 510.00- | 545.12- | 1,055.12 - | 660.00 | 395.12- |

Balance Sheet

Jan 31, 2024

JAN 1, 2024 - JAN 31, 2024

ASSETS

CURRENT ASSETS

| | |
|--|-----------|
| ALTA VISTA OPERATING RESERVE ACCOUNTS | 26,681.89 |
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|--------------------|-----------|
| ALTA VISTA RESERVE | 95,548.91 |
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|----------------------|------------|
| TOTAL CURRENT ASSETS | 122,230.80 |
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|--------------|------------|
| TOTAL ASSETS | 122,230.80 |
|--------------|------------|

LIABILITIES & CAPITAL

CAPITAL

| | |
|---------------------|------------|
| PREPAID ASSESSMENTS | (5,852.47) |
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|-------------------|------------|
| RETAINED EARNINGS | 129,138.39 |
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|---------------------------|------------|
| PROFIT /(LOSS) FOR PERIOD | (1,055.12) |
|---------------------------|------------|

| | |
|---------------|------------|
| TOTAL CAPITAL | 122,230.80 |
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|-----------------------------|------------|
| TOTAL LIABILITIES & CAPITAL | 122,230.80 |
|-----------------------------|------------|