

ALTA VISTA HOMEOWNERS
Income Statement
Apr 30, 2023
Account Number

DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENTS	7,979.08	6,525.00	1,454.08	30,036.83	26,100.00	3,936.83
MISC INCOME	15.00	.00	15.00	782.33	.00	782.33
WORKING CAPITAL/ESCROW	.00	.00	0.00	290.00	.00	290.00
RESERVE CONTRIBUTION/ESCR	.00	.00	0.00	290.00	.00	290.00
TOTAL OPERATING INCOME	7,994.08	6,525.00	1,469.08	31,399.16	26,100.00	5,299.16
RESERVE ALLOCATION	1,203.00	1,203.00	0.00	4,812.00	4,812.00	0.00
WORKING CAPITAL TRANSFER	.00	.00	0.00	290.00	.00	290.00-
RESERVE CONTRIBUTION	.00	.00	0.00	290.00	.00	290.00-
TOTAL INCOME	6,791.08	5,322.00	1,469.08	26,007.16	21,288.00	4,719.16
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPING CONTRACT	1,483.00	1,560.00	77.00	5,932.00	6,240.00	308.00
SECURITY CONTRACT	1,074.00	428.00	646.00-	1,432.00	1,712.00	280.00
GATE CONTRACT	.00	153.00	153.00	292.75	612.00	319.25
GATE MAINTENANCE, LABOR	.00	.00	0.00	1,421.16	150.00	1,271.16-
GATE PROGRAMMING	.00	50.00	50.00	92.00	200.00	108.00
GENERAL/Common Area Main	70.00	100.00	30.00	1,598.33	200.00	1,398.33-
TOTAL MAINT. & REPAIR	2,627.00	2,291.00	336.00-	10,768.24	9,114.00	1,654.24-
PARTS & SUPPLIES						
TOTAL PARTS & SUPPLIES	.00	.00	0.00	.00	.00	0.00
UTILITIES						
ELECTRIC-STREET LIGHTS	.00	225.00	225.00	350.36	1,200.00	849.64
ELECTRIC-COMMON AREA	455.97	130.00	325.97-	1,497.94	465.00	1,032.94-
TELEPHONE	.00	100.00	100.00	80.00	400.00	320.00
WATER/SEWER	370.89	150.00	220.89-	3,474.76	520.00	2,954.76-
TOTAL UTILITIES	826.86	605.00	221.86-	5,403.06	2,585.00	2,818.06-
ADMINISTRATIVE						
COLLECTIONS & LEGAL	105.00	.00	105.00-	460.00	350.00	110.00-
BANK CHARGES	10.00	.00	10.00-	35.00	.00	35.00-
CPA SERVICES/AUDIT	.00	.00	0.00	.00	210.00	210.00
INSURANCE	.00	.00	0.00	2,184.00	2,250.00	66.00
MEETINGS & COMMUNITY	.00	.00	0.00	100.00	200.00	100.00

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DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
MANAGEMENT FEES	695.00	690.00	5.00-	2,775.00	2,760.00	15.00-
COPIES/POSTAGE/SUPPLIES	15.44	120.00	104.56	380.41	570.00	189.59
STATEMENTS	49.50	.00	49.50-	106.56	.00	106.56-
TAXES/PERMITS/LICENSES	.00	.00	0.00	275.00	.00	275.00-
INCOME TAXES-STATE	.00	.00	0.00	.00	50.00	50.00
WEBSITE	425.00	50.00	375.00-	675.00	200.00	475.00-
TOTAL ADMINISTRATIVE	1,299.94	860.00	439.94-	6,990.97	6,590.00	400.97-
TOTAL OPERATING EXPENSE	4,753.80	3,756.00	997.80-	23,162.27	18,289.00	4,873.27-
NET OPER PROFIT/LOSS	2,037.28	1,566.00	471.28	2,844.89	2,999.00	154.11-
RESERVE ALLOCATIONS						
INTEREST INCOME	24.30	18.00	6.30	88.55	72.00	16.55
RESERVE INCOME FM OP	1,203.00	.00	1,203.00	4,812.00	.00	4,812.00
WORKING CAPITAL	.00	.00	0.00	290.00	.00	290.00
RESERVE CONT. ESCROW	.00	1,203.00	1,203.00-	290.00	4,812.00	4,522.00-
ASPHALT SEAL COAT RSV	.00	9,500.00-	9,500.00	.00	9,500.00	9,500.00
TOTAL RESERVE & EXPENSE	1,227.30	8,279.00-	9,506.30	5,480.55	4,616.00	10,096.55
NET PROFIT / (LOSS)	3,264.58	6,713.00-	9,977.58	8,325.44	1,617.00	9,942.44

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Balance Sheet

Apr 30, 2023

APR 1, 2023 - APR 30, 2023

ASSETS

CURRENT ASSETS

CIT BANK OPERATING RESERVE ACCOUNTS	42,856.65
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CIT BANK RESERVE	91,024.81
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TOTAL CURRENT ASSETS	<u>133,881.46</u>
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TOTAL ASSETS	<u><u>133,881.46</u></u>
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LIABILITIES & CAPITAL

CAPITAL

PREPAID ASSESSMENTS	(5,852.47)
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RETAINED EARNINGS	131,408.49
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PROFIT /(LOSS) FOR PERIOD	8,325.44
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TOTAL CAPITAL	<u>133,881.46</u>
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TOTAL LIABILITIES & CAPITAL	<u><u>133,881.46</u></u>
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