

ALTA VISTA HOMEOWNERS
Income Statement
May 31, 2023
Account Number

DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENTS	5,582.25	6,525.00	942.75-	35,619.08	32,625.00	2,994.08
MISC INCOME	.00	.00	0.00	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	5,582.25	6,525.00	942.75-	36,981.41	32,625.00	4,356.41
RESERVE ALLOCATION	1,203.00	1,203.00	0.00	6,015.00	6,015.00	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	4,379.25	5,322.00	942.75-	30,386.41	26,610.00	3,776.41
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPING CONTRACT	1,483.00	1,560.00	77.00	7,415.00	7,800.00	385.00
SECURITY CONTRACT	366.69	428.00	61.31	1,798.69	2,140.00	341.31
GATE CONTRACT	585.50	153.00	432.50-	878.25	765.00	113.25-
GATE MAINTENANCE, LABOR	.00	150.00	150.00	1,421.16	300.00	1,121.16-
GATE PROGRAMMING	.00	50.00	50.00	92.00	250.00	158.00
SPRINKLER REPAIRS	.00	250.00	250.00	.00	250.00	250.00
PALM TREE PRUNING	.00	1,200.00	1,200.00	.00	1,200.00	1,200.00
GENERAL/COMMON AREA MAIN	.00	.00	0.00	1,598.33	200.00	1,398.33-
TOTAL MAINT. & REPAIR	2,435.19	3,791.00	1,355.81	13,203.43	12,905.00	298.43-
PARTS & SUPPLIES						
GATE/KEYS	.00	500.00	500.00	.00	500.00	500.00
TOTAL PARTS & SUPPLIES	.00	500.00	500.00	.00	500.00	500.00
UTILITIES						
ELECTRIC-STREET LIGHTS	.00	200.00	200.00	350.36	1,400.00	1,049.64
ELECTRIC-COMMON AREA	914.95	100.00	814.95-	2,412.89	565.00	1,847.89-
TELEPHONE	.00	100.00	100.00	80.00	500.00	420.00
WATER/SEWER	673.44	150.00	523.44-	4,148.20	670.00	3,478.20-
TOTAL UTILITIES	1,588.39	550.00	1,038.39-	6,991.45	3,135.00	3,856.45-
ADMINISTRATIVE						
LEGAL	.00	100.00	100.00	.00	100.00	100.00
COLLECTIONS & LEGAL	105.00	.00	105.00-	565.00	350.00	215.00-

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DESCRIPTION	CURRENT		DATE		YEAR		TO		DATE	
	ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE	VARIANCE
BANK CHARGES	.00	.00	0.00	35.00	.00	35.00-				
CPA SERVICES/AUDIT	.00	350.00	350.00	.00	560.00	560.00				
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				
MANAGEMENT FEES	695.00	690.00	5.00-	3,470.00	3,450.00	20.00-				
COPIES/POSTAGE/SUPPLIES	7.79	120.00	112.21	388.20	690.00	301.80				
STATEMENTS	46.26	.00	46.26-	152.82	.00	152.82-				
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	.00	50.00	50.00	675.00	250.00	425.00-				
TOTAL ADMINISTRATIVE	854.05	1,310.00	455.95	7,845.02	7,900.00	54.98				
TOTAL OPERATING EXPENSE	4,877.63	6,151.00	1,273.37	28,039.90	24,440.00	3,599.90-				
NET OPER PROFIT/LOSS	498.38-	829.00-	330.62	2,346.51	2,170.00	176.51				
RESERVE ALLOCATIONS										
INTEREST INCOME	25.08	17.00	8.08	113.63	89.00	24.63				
RESERVE INCOME FM OP	1,203.00	1,203.00	0.00	6,015.00	6,015.00	0.00				
WORKING CAPITAL	.00	.00	0.00	290.00	.00	290.00				
RESERVE CONT. ESCROW	.00	.00	0.00	290.00	.00	290.00				
ASPHALT SEAL COAT RSV	.00	.00	0.00	.00	9,500.00	9,500.00				
TOTAL RESERVE & EXPENSE	1,228.08	1,220.00	8.08	6,708.63	3,396.00	10,104.63				
NET PROFIT / (LOSS)	729.70	391.00	338.70	9,055.14	1,226.00	10,281.14				

ALTA VISTA HOMEOWNERS
Balance Sheet
May 31, 2023
MAY 1, 2023 - MAY 31, 2023

ASSETS

CURRENT ASSETS

CIT BANK OPERATING RESERVE ACCOUNTS 42,360.16

RESERVE ACCOUNTS

CIT BANK RESERVE 92,251.00

TOTAL CURRENT ASSETS 134,611.16

TOTAL ASSETS 134,611.16

LIABILITIES & CAPITAL

CAPITAL

PREPAID ASSESSMENTS (5,852.47)

RETAINED EARNINGS 131,408.49

PROFIT /(LOSS) FOR PERIOD 9,055.14

TOTAL CAPITAL 134,611.16

TOTAL LIABILITIES & CAPITAL 134,611.16