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## Income Statement

Sep 30, 2023

Account Number

DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENTS	6,530.00	6,525.00	5.00	59,271.39	58,725.00	546.39
MISC INCOME	50.00	.00	50.00	832.33	.00	832.33
WORKING CAPITAL/ESCROW	.00	.00	0.00	580.00	.00	580.00
RESERVE CONTRIBUTION/ESCR	.00	.00	0.00	580.00	.00	580.00
TOTAL OPERATING INCOME	6,580.00	6,525.00	55.00	61,263.72	58,725.00	2,538.72
RESERVE ALLOCATION	1,203.00	1,203.00	0.00	10,827.00	10,827.00	0.00
WORKING CAPITAL TRANSFER	.00	.00	0.00	580.00	.00	580.00-
RESERVE CONTRIBUTION	.00	.00	0.00	580.00	.00	580.00-
TOTAL INCOME	5,377.00	5,322.00	55.00	49,276.72	47,898.00	1,378.72
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPING CONTRACT	1,483.00	1,560.00	77.00	13,347.00	14,040.00	693.00
STORM DAMAGE	.00	.00	0.00	.00	400.00	400.00
PEST CONTROL	.00	.00	0.00	.00	60.00	60.00
SHRUBS/TREES/FLOWERS	135.00	.00	135.00-	135.00	.00	135.00-
SECURITY CONTRACT	616.69	428.00	188.69-	3,506.76	3,852.00	345.24
GATE CONTRACT	292.75	153.00	139.75-	2,049.25	1,377.00	672.25-
GATE MAINTENANCE, LABOR	210.00	.00	210.00-	1,631.16	450.00	1,181.16-
GATE PROGRAMMING	.00	50.00	50.00	92.00	450.00	358.00
SPRINKLER REPAIRS	.00	250.00	250.00	.00	500.00	500.00
TREE PRUNING	.00	.00	0.00	.00	1,544.00	1,544.00
PALM TREE PRUNING	.00	.00	0.00	450.00	1,200.00	750.00
GENERAL/Common Area Main	.00	.00	0.00	1,913.33	300.00	1,613.33-
BACKFLOW TESTING	.00	60.00	60.00	.00	60.00	60.00
TOTAL MAINT. & REPAIR	2,737.44	2,501.00	236.44-	23,124.50	24,233.00	1,108.50
PARTS & SUPPLIES						
GATE/KEYS	.00	.00	0.00	.00	500.00	500.00
TOTAL PARTS & SUPPLIES	.00	.00	0.00	.00	500.00	500.00
UTILITIES						
ELECTRIC-STREET LIGHTS	358.01	200.00	158.01-	3,168.57	2,225.00	943.57-
ELECTRIC-COMMON AREA	127.90	110.00	17.90-	1,000.38	1,045.00	44.62
TELEPHONE	.00	100.00	100.00	80.00	900.00	820.00
WATER/SEWER	4,235.72	2,400.00	1,835.72-	13,613.43	6,620.00	6,993.43-

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Sep 30, 2023

Account Number

DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
TOTAL UTILITIES	4,721.63	2,810.00	1,911.63-	17,862.38	10,790.00	7,072.38-
ADMINISTRATIVE						
LEGAL	707.18	.00	707.18-	843.68	200.00	643.68-
COLLECTIONS & LEGAL	75.00	.00	75.00-	925.00	550.00	375.00-
BANK CHARGES	.00	.00	0.00	35.00	.00	35.00-
CPA SERVICES/AUDIT	.00	.00	0.00	585.00	560.00	25.00-
INSURANCE	.00	.00	0.00	2,184.00	2,250.00	66.00
MEETINGS & COMMUNITY	.00	100.00	100.00	100.00	400.00	300.00
MANAGEMENT FEES	695.00	690.00	5.00-	6,250.00	6,210.00	40.00-
COPIES/POSTAGE/SUPPLIES	17.29	100.00	82.71	594.93	1,220.00	625.07
STATEMENTS	44.10	.00	44.10-	335.70	.00	335.70-
TAXES/PERMITS/LICENSES	.00	.00	0.00	275.00	.00	275.00-
PROPERTY TAXES	.00	9.00	9.00	.00	9.00	9.00
INCOME TAXES-STATE	.00	.00	0.00	.00	50.00	50.00
WEBSITE	.00	50.00	50.00	675.00	450.00	225.00-
TOTAL ADMINISTRATIVE	1,538.57	949.00	589.57-	12,803.31	11,899.00	904.31-
TOTAL OPERATING EXPENSE	8,997.64	6,260.00	2,737.64-	53,790.19	47,422.00	6,368.19-
NET OPER PROFIT/LOSS	3,620.64-	938.00-	2,682.64-	4,513.47	476.00	4,989.47-
RESERVE ALLOCATIONS						
INTEREST INCOME	25.53	17.00	8.53	215.94	157.00	58.94
RESERVE INCOME FM OP	1,203.00	1,203.00	0.00	10,827.00	10,827.00	0.00
WORKING CAPITAL	.00	.00	0.00	580.00	.00	580.00
RESERVE CONT. ESCROW	.00	.00	0.00	580.00	.00	580.00
ASPHALT SEAL COAT RSV	.00	.00	0.00	.00	9,500.00	9,500.00
DRYWELL MAINT. RSV	.00	.00	0.00	.00	5,000.00	5,000.00
TOTAL RESERVE & EXPENSE	1,228.53	1,220.00	8.53	12,202.94	3,516.00	15,718.94
NET PROFIT / (LOSS)	2,392.11-	282.00	2,674.11-	7,689.47	3,040.00	10,729.47

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Balance Sheet

Sep 30, 2023

SEP 1, 2023 - SEP 30, 2023

## ASSETS

## CURRENT ASSETS

ALTA VISTA OPERATING RESERVE ACCOUNTS	35,507.60
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ALTA VISTA RESERVE	97,737.89
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TOTAL CURRENT ASSETS	133,245.49
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TOTAL ASSETS	133,245.49
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## LIABILITIES &amp; CAPITAL

## CAPITAL

PREPAID ASSESSMENTS	(5,852.47)
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RETAINED EARNINGS	131,408.49
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PROFIT /(LOSS) FOR PERIOD	7,689.47
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TOTAL CAPITAL	133,245.49
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TOTAL LIABILITIES & CAPITAL	133,245.49
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