

Income Statement

Feb 28, 2025

Account Number

DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
<b>INCOME</b>						
<b>OPERATING INCOME</b>						
RESIDENTIAL ASSESSMENTS	6,408.46	7,200.00	791.54-	11,556.96	14,400.00	2,843.04-
<b>TOTAL OPERATING INCOME</b>	<b>6,408.46</b>	<b>7,200.00</b>	<b>791.54-</b>	<b>11,556.96</b>	<b>14,400.00</b>	<b>2,843.04-</b>
RESERVE ALLOCATION	300.00	300.00	0.00	600.00	600.00	0.00
<b>TOTAL INCOME</b>	<b>6,108.46</b>	<b>6,900.00</b>	<b>791.54-</b>	<b>10,956.96</b>	<b>13,800.00</b>	<b>2,843.04-</b>
<b>EXPENSES</b>						
<b>OPERATING EXPENSES</b>						
<b>MAINTENANCE &amp; REPAIR</b>						
LANDSCAPING CONTRACT	1,608.00	1,608.00	0.00	3,216.00	3,216.00	0.00
SECURITY CONTRACT	366.69	375.00	8.31	733.38	750.00	16.62
GATE CONTRACT	333.50	175.00	158.50-	500.25	350.00	150.25-
GATE MAINTENANCE, LABOR	.00	.00	0.00	.00	350.00	350.00
GATE PROGRAMMING	92.00	50.00	42.00-	138.00	100.00	38.00-
SPRINKLER REPAIRS	.00	.00	0.00	355.00	100.00	255.00-
GENERAL/Common Area Main	.00	125.00	125.00	.00	125.00	125.00
<b>TOTAL MAINT. &amp; REPAIR</b>	<b>2,400.19</b>	<b>2,333.00</b>	<b>67.19-</b>	<b>4,942.63</b>	<b>4,991.00</b>	<b>48.37</b>
<b>PARTS &amp; SUPPLIES</b>						
GATE/KEYS	.00	.00	0.00	.00	50.00	50.00
<b>TOTAL PARTS &amp; SUPPLIES</b>	<b>.00</b>	<b>.00</b>	<b>0.00</b>	<b>.00</b>	<b>50.00</b>	<b>50.00</b>
<b>UTILITIES</b>						
ELECTRIC-STREET LIGHTS	352.18	400.00	47.82	704.36	800.00	95.64
ELECTRIC-COMMON AREA	97.69	125.00	27.31	205.66	250.00	44.34
TELEPHONE	160.00	85.00	75.00-	240.00	170.00	70.00-
WATER/SEWER	1,644.24	500.00	1,144.24-	1,644.24	1,000.00	644.24-
<b>TOTAL UTILITIES</b>	<b>2,254.11</b>	<b>1,110.00</b>	<b>1,144.11-</b>	<b>2,794.26</b>	<b>2,220.00</b>	<b>574.26-</b>
<b>ADMINISTRATIVE</b>						
LEGAL	90.00	150.00	60.00	315.00	150.00	165.00-
COLLECTIONS & LEGAL	120.00	175.00	55.00	225.00	350.00	125.00
BANK CHARGES	.00	15.00	15.00	.00	30.00	30.00
AUDIT/TAX PREP	60.00	.00	60.00-	60.00	.00	60.00-
INSURANCE	.00	.00	0.00	2,447.00	2,750.00	303.00
MANAGEMENT FEES	695.00	695.00	0.00	1,390.00	1,390.00	0.00
COPIES/POSTAGE/SUPPLIES	22.60	20.00	2.60-	22.60	40.00	17.40
STATEMENTS	66.87	70.00	3.13	133.74	140.00	6.26

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DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
PERMITS/LICENSES	.00	50.00	50.00	.00	50.00	50.00
INCOME TAXES	50.00	.00	50.00-	50.00	300.00	250.00
WEBSITE	.00	.00	0.00	300.00	300.00	0.00
<b>TOTAL ADMINISTRATIVE</b>	<b>1,104.47</b>	<b>1,175.00</b>	<b>70.53</b>	<b>4,943.34</b>	<b>5,500.00</b>	<b>556.66</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>5,758.77</b>	<b>4,618.00</b>	<b>1,140.77-</b>	<b>12,680.23</b>	<b>12,761.00</b>	<b>80.77</b>
<b>NET OPER PROFIT/LOSS</b>	<b>349.69</b>	<b>2,282.00</b>	<b>1,932.31-</b>	<b>1,723.27-</b>	<b>1,039.00</b>	<b>2,762.27-</b>
<b>RESERVE ALLOCATIONS</b>						
INTEREST INCOME	21.57	30.00	8.43-	45.37	60.00	14.63-
RESERVE INCOME FM OP	300.00	300.00	0.00	600.00	600.00	0.00
<b>TOTAL RESERVE &amp; EXPENSE</b>	<b>321.57</b>	<b>330.00</b>	<b>8.43-</b>	<b>645.37</b>	<b>660.00</b>	<b>14.63-</b>
<b>NET PROFIT / (LOSS)</b>	<b>671.26</b>	<b>2,612.00</b>	<b>1,940.74-</b>	<b>1,077.90 -</b>	<b>1,699.00</b>	<b>2,776.90-</b>

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## Balance Sheet

Feb 28, 2025

FEB 1, 2025 - FEB 28, 2025

## ASSETS

## CURRENT ASSETS

ALTA VISTA OPERATING RESERVE ACCOUNTS	16,851.15
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ALTA VISTA RESERVE	<u>101,134.91</u>
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TOTAL CURRENT ASSETS	<u>117,986.06</u>
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TOTAL ASSETS	<u><u>117,986.06</u></u>
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## LIABILITIES &amp; CAPITAL

## CAPITAL

PREPAID ASSESSMENTS	(5,852.47)
RETAINED EARNINGS	124,916.43
PROFIT /(LOSS) FOR PERIOD	<u>(1,077.90)</u>

TOTAL CAPITAL	<u>117,986.06</u>
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TOTAL LIABILITIES & CAPITAL	<u><u>117,986.06</u></u>
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