

100%/12=8.33% Income higher than 91.63% is good - Expenses over 91.63% is a concern																		
****INCOME****																		
General Operating Income	January	February	March	April	May	June	July	August	September	October	November	December	YTD Total	Mth. Real Avg	Budget / 12	2025 Budget	Percent	
4001 - General Operating	\$ 27,615.00	\$ 27,690.00	\$ 27,690.00	\$ 27,690.00	\$ 27,690.00	\$ 27,690.00	\$ 27,690.00	\$ 27,690.00	\$ 27,690.00	\$ 27,690.00	\$ 27,690.00	\$ 27,690.00	\$ 332,205.00	\$ 27,683.75	\$ 27,690.00	\$ 332,280.00	99.98%	
4020 - Bad Debt	\$ -	\$ -	\$ -		\$ 489.00	\$ 181.00	\$ -	\$ -	\$ -	\$ -			\$ 670.00	\$ 335.00	\$ (500.00)	\$ (6,000.00)	-11.17%	
4025 - Reserve Fees	\$ 3,507.00	\$ 3,432.00	\$ 3,432.00	\$ 3,432.00	\$ 3,432.00	\$ 3,432.00	\$ 3,432.00	\$ 3,432.00	\$ 3,432.00	\$ 3,432.00	\$ 3,432.00	\$ 3,432.00	\$ 41,259.00	\$ 3,438.25	\$ 3,432.00	\$ 41,184.00	100.18%	
4400 - Clubhouse Rental	\$ -	\$ -	\$ 50.00	\$ 150.00	\$ 100.00	\$ 150.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00		\$ 100.00	\$ 750.00	\$ 83.33	\$ 50.00	\$ 600.00	125.00%	
4700 - Collection Processing Fees	\$ 130.00	\$ 155.00	\$ 50.00	\$ 170.00	\$ 365.00	\$ 65.00	\$ 60.00	\$ 105.00	\$ 175.00	\$ 145.00	\$ 70.00	\$ 100.00	\$ 1,590.00	\$ 132.50	\$ 83.33	\$ 1,000.00	159.00%	
4705 - NSF Service Fees	\$ 40.00	\$ (70.00)	\$ -	\$ -	\$ (30.00)	\$ -	\$ 30.00	\$ 30.00	\$ (30.00)	\$ -	\$ (30.00)		\$ (60.00)	\$ (5.45)	\$ 6.25	\$ 75.00	-80.00%	
4710 - Late Fees	\$ 1.89	\$ 1.14	\$ 1.05	\$ 1.51	\$ 1.47	\$ 1.94	\$ 1.32	\$ 1.65	\$ 1.14	\$ 1.87	\$ 2.30	\$ 2.28	\$ 19.56	\$ 1.63	\$ 1.25	\$ 15.00	130.40%	
4720 - Legal Reimbursements	\$ 1,866.58	\$ 1,110.55	\$ 155.00	\$ 3,364.67	\$ 7,164.06	\$ 1,050.08	\$ 3,704.97	\$ 1,095.93	\$ -	\$ 2,317.54	\$ 372.99	\$ 357.19	\$ 22,559.56	\$ 2,050.87	\$ 500.00	\$ 6,000.00	375.99%	
4820 - Insurance Settlement Gains	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			\$ -		\$ -	\$ -	0.00%	
4835 - Miscellaneous Income	\$ -	\$ 381.14	\$ -	\$ -	\$ 416.05	\$ -	\$ -	\$ 486.99	\$ 303.85	\$ -	\$ 498.44	\$ -	\$ 2,086.47	\$ 417.29	\$ 120.00	\$ 1,440.00	144.89%	
4845 - Attorney Fees - Compliance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			\$ -		\$ -	\$ -	0.00%	
4900 - Interest Earned	\$ 0.08	\$ 0.11	\$ 0.12	\$ 0.17	\$ 0.11	\$ 0.05	\$ 0.09	\$ 0.09	\$ 0.14	\$ 0.07	\$ 0.08	\$ 0.10	\$ 1.21	\$ 0.10	\$ 0.36	\$ 4.32	28.01%	
TOTAL INCOME	\$ 33,160.55	\$ 32,699.94	\$ 31,378.17	\$ 34,808.35	\$ 39,627.69	\$ 32,570.07	\$ 34,968.38	\$ 32,891.66	\$ 31,622.13	\$ 33,636.48	\$ 32,035.81	\$ 31,681.57	\$ 401,080.80	\$ 33,423.40	\$ 31,383.19	\$ 376,598.32	106.50%	
****EXPENSES****																		
4400 through 4900	\$ 2,038.55	\$ 1,577.94	\$ 256.17	\$ 3,686.35	\$ 8,016.69	\$ 1,267.07	\$ 3,846.38	\$ 1,769.66	\$ 500.13	\$ 2,514.48	\$ 913.81	\$ 559.57						
Real Cash (Dues)	\$ 32,537.15	\$ 46,352.08	\$ 31,035.17	\$ 47,455.10	\$ 27,866.75	\$ 30,302.03	\$ 32,180.98	\$ 27,660.61	\$ 27,975.03	\$ 40,712.04	\$ 26,601.68	\$ 48,909.47						
Real Cash Total	\$ 34,575.70	\$ 47,930.02	\$ 31,291.34	\$ 51,141.45	\$ 35,883.44	\$ 31,569.10	\$ 36,027.36	\$ 29,430.27	\$ 28,475.16	\$ 43,226.52	\$ 27,515.49	\$ 49,469.04	\$ 446,534.89	\$ 37,211.24				
Administrative																		
5015 - 5195	\$ -	\$ 407.54	\$ 682.63	\$ 394.69	\$ 450.08	\$ 682.19	\$ 348.33	\$ 330.49	\$ 855.67	\$ 472.78	\$ 475.49	\$ 730.43	\$ -					
TOTAL ADMINISTRATIVE	\$ -	\$ 407.54	\$ 682.63	\$ 394.69	\$ 450.08	\$ 682.19	\$ 348.33	\$ 330.49	\$ 855.67	\$ 472.78	\$ 475.49	\$ 730.43	\$ 5,830.32	\$ 530.03	\$ 453.00	\$ 5,436.00	107.25%	
Communications																		
5200-5215	\$ -	\$ 512.22	\$ 218.68	\$ 166.85	\$ 235.10	\$ 357.26	\$ 115.98	\$ 178.26	\$ 134.82	\$ 196.12	\$ 202.38	\$ 452.38						
TOTAL COMMUNICATIONS	\$ -	\$ 512.22	\$ 218.68	\$ 166.85	\$ 235.10	\$ 357.26	\$ 115.98	\$ 178.26	\$ 134.82	\$ 196.12	\$ 202.38	\$ 452.38	\$ 2,770.05	\$ 251.82	\$ 240.00	\$ 2,880.00	96.18%	
Payroll & Benefits																		
5310 - Custodial Salaries	\$ -	\$ 2,426.00	\$ 1,458.00	\$ 1,083.00	\$ 1,083.00	\$ 1,083.00	\$ 1,083.00	\$ 1,083.00	\$ 1,383.00	\$ 1,083.00	\$ 225.00	\$ 2,166.00	\$ -					
TOTAL PAYROLL & BENEFITS	\$ -	\$ 2,426.00	\$ 1,458.00	\$ 1,083.00	\$ 1,083.00	\$ 1,083.00	\$ 1,083.00	\$ 1,083.00	\$ 1,383.00	\$ 1,083.00	\$ 225.00	\$ 2,166.00	\$ 14,156.00	\$ 1,286.91	\$ 1,174.00	\$ 14,088.00	100.48%	
Insurance																		
5400 - Insurance Premiums	\$ 11,868.30	\$ 5,934.15	\$ 5,934.15	\$ 5,934.15	\$ 5,934.15	\$ 5,934.15	\$ 5,934.15	\$ 5,934.15	\$ -	\$ 31,917.00	\$ 6,389.00	\$ 11,561.00	\$ 103,274.35					
5405 - Insurance Claims	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						
TOTAL INSURANCE	\$ 11,868.30	\$ 5,934.15	\$ 5,934.15	\$ 5,934.15	\$ 5,934.15	\$ 5,934.15	\$ 5,934.15	\$ 5,934.15	\$ -	\$ 31,917.00	\$ 6,389.00	\$ 11,561.00	\$ 103,274.35	\$ 9,388.58	\$ 6,593.49	\$ 79,121.88	130.53%	
Utilities																		
6000 - Electric Service	\$ -	\$ 500.54	\$ 490.01	\$ 465.77	\$ 462.75	\$ 458.85	\$ 507.17	\$ 577.23	\$ 519.20	\$ 482.56	\$ 486.76	\$ 1,028.72	\$ 5,979.56	\$ 543.60	\$ 400.00	\$ 4,800.00	124.57%	
6005 - Gas Service	\$ 111.91	\$ 151.09	\$ 112.41	\$ 51.56	\$ 48.87	\$ 32.53	\$ 23.21	\$ 23.21	\$ (9.32)	\$ 25.14	\$ 29.79	\$ 135.68	\$ 736.08	\$ 61.34	\$ 80.00	\$ 960.00	76.68%	
6025 - Water Service/Sewer	\$ 80.15	\$ 32.90	\$ 79.85	\$ 80.43	\$ 79.95	\$ 63.39	\$ 187.98	\$ 81.87	\$ 18.94	\$ 82.41	\$ 157.76	\$ 201.35	\$ 1,146.98	\$ 95.58	\$ 70.00	\$ 840.00	136.55%	
6030 - Sewer Service	\$ -	\$ 47.29		\$ 1,833.60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,833.60	\$ -	\$ -	\$ 3,714.49	\$ 337.68	\$ 254.00	\$ 3,048.00	121.87%	
6035 - Trash and Recycling Service	\$ 79.41	\$ 79.41	\$ 79.41	\$ 79.41	\$ 79.41	\$ 79.41	\$ 79.41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 555.87	\$ 79.41	\$ 75.00	\$ 900.00	61.76%	
TOTAL UTILITIES	\$ 271.47	\$ 811.23	\$ 761.68	\$ 2,510.77	\$ 670.98	\$ 634.18	\$ 797.77	\$ 682.31	\$ 528.82	\$ 2,423.71	\$ 674.31	\$ 1,365.75	\$ 12,132.98	\$ 1,011.08	\$ 879.00	\$ 10,548.00	115.03%	
Landscaping																		
6100-6199	\$ -	\$ -	\$ 8,481.88	\$ 5,652.50	\$ 8,481.88	\$ 8,481.88	\$ -	\$ 20,643.76	\$ 7,305.00	\$ 14,781.88	\$ 9,162.50	\$ 16,963.76	\$ 99,955.04					
TOTAL LANDSCAPING	\$ -	\$ -	\$ 8,481.88	\$ 5,652.50	\$ 8,481.88	\$ 8,481.88	\$ -	\$ 20,643.76	\$ 7,305.00	\$ 14,781.88	\$ 9,162.50	\$ 16,963.76	\$ 99,955.04	\$ 11,106.12	\$ 5,875.00	\$ 70,500.00	141.78%	
Contracted Services																		
6414 - Fire Prevention & Protection	\$ 60.27	\$ 60.27	\$ 91.45	\$ 60.27	\$ 60.27	\$ 60.27	\$ 60.27	\$ 62.58	\$ 45.20	\$ 45.20	\$ 45.20	\$ 75.34	\$ 726.59	\$ 60.55	\$ 60.00	\$ 720.00	100.92%	
6418 - Pond Services	\$ -				\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ 541.50	\$ 541.50	\$ 67.69	\$ 50.00	\$ 600.00	90.25%	
6440 - Safety & Security	\$ 1,998.00	\$ 1,198.00	\$ 1,198.00	\$ 1,998.00	\$ 748.00	\$ 1,598.00	\$ 1,700.00	\$ 450.00	\$ 2,021.28	\$ 2,777.44	\$ 824.00	\$ 1,250.00	\$ 17,760.72	\$ 1,480.06	\$ 1,598.00	\$ 19,176.00	92.62%	
6442 - Snow Removal Services	\$ 4,700.00	\$ 3,100.00	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,650.00	\$ 10,450.00	\$ 950.00	\$ 1,250.00	\$ 15,000.00	69.67%	
TOTAL CONTRACTED SERVICES	\$ 6,758.27	\$ 4,358.27	\$ 1,289.45	\$ 2,058.27	\$ 808.27	\$ 1,658.27	\$ 1,760.27	\$ 512.58	\$ 2,066.48	\$ 2,822.64	\$ 869.20	\$ 4,516.84	\$ 29,478.81	\$ 2,456.57	\$ 2,958.00	\$ 35,496.00	83.05%	
Repair & Maintenance																		
6515-6745	\$ 7,548.15	\$ 13,952.14	\$ 5,783.31	\$ 14,120.50	\$ 7,586.25	\$ 6,381.79	\$ 4,842.11	\$ 4,006.64	\$ 5,384.30	\$ 3,930.82	\$ 6,110.83	\$ 8,358.51						
TOTAL REPAIR & MAINTENANCE	\$ 7,548.15	\$ 13,952.14	\$ 5,783.31	\$ 14,120.50	\$ 7,586.25	\$ 6,381.79	\$ 4,842.11	\$ 4,006.64	\$ 5,384.30	\$ 3,930.82	\$ 6,110.83	\$ 8,358.51	\$ 88,005.35	\$ 7,333.78	\$ 5,049.20	\$ 60,590.44	145.25%	
Professional Services																		
7000 - Audit & Tax Services	\$ -	\$ -	\$ -	\$ 320.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 320.00	\$ 29.09	\$ 45.83	\$ 550.00	58.18%	
7025 - Legal Services - Collections	\$ 4,968.43	\$ -	\$ 961.91	\$ 2,495.44	\$ 2,002.79	\$ 4,943.01	\$ 4,051.22	\$ 14,364.76	\$ 1,129.15	\$ 1,506.86	\$ 1,186.87	\$ 1,330.92	\$ 38,941.36	\$ 3,540.12	\$ 833.33	\$ 10,000.00	389.41%	
7040 - Management Fees	\$ 3,657.96	\$ 3,657.96	\$ 3,657.96	\$ 3,657.96	\$ 3,657.96	\$ 3,657.96	\$ 3,657.96	\$ 3,657.96	\$ 3,657.96	\$ 3,657.96	\$ 3,657.96	\$ 3,657.96	\$ 43,895.52	\$ 3,657.96	\$ 3,658.00	\$ 43,896.00	100.00%	
7095 - Other Professional Services	\$ -	\$ 450.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450.00	\$ 450.00	\$ 33.33	\$ 400.00	112.50%	
TOTAL PROFESSIONAL SERVICES	\$ 8,626.39	\$ 4,107.96	\$ 4,619.87	\$ 6,473.40	\$ 5,660.75	\$ 8,600.97	\$ 7,709.18	\$ 18,022.72	\$ 4,787.11	\$ 5,164.82	\$ 4,844.83	\$ 4,988.88	\$ 83,606.88	\$ 6,967.24	\$ 4,570.50	\$ 54,846.00	152.44%	
8905 - HOA Owned Property Exp.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
8910 - HOA Own ed Property Utl	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
9015 - Property Taxes/Taxes	\$ -	\$ -	\$ -	\$ 1,386.97	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,386.97	\$ -	\$ 159.00	\$ 1,908.00	72.69%	
9105 - Reserve Expenses	\$ -	\$ 3,432.00	\$ 6,864.00	\$ 3,432.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,728.00	\$ 4,576.00	\$ 3,432.00	\$ 41,184.00	33.33%	
9966 - Reserve Adjustments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
TOTAL EXPENSES	\$ 35,072.58	\$ 35,941.51	\$ 36,093.65	\$ 43,213.10	\$ 30,910.46	\$ 33,813.69	\$ 22,590.79	\$ 51,393.91	\$ 22,445									