

From 03/01/2026 to 03/31/2026

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
AVAILABLE FOR RESERVES							
INCOME							
Operating Income							
30-3010 Association Dues	\$ 50,105.00	\$ 50,055.82	\$ 49.18	\$150,315.00	\$150,167.46	\$ 147.54	\$ 600,669.89
30-3020 Late Charge	210.00	208.33	1.67	675.00	624.99	50.01	2,500.00
30-3025 Gas Income	5,778.58	4,416.67	1,361.91	18,989.75	13,250.01	5,739.74	53,000.00
30-3035 Laundry Income	1,403.09	833.33	569.76	2,819.55	2,499.99	319.56	10,000.00
30-3040 Fines	-	75.00	(75.00)	-	225.00	(225.00)	900.00
30-3050 Misc Income	24.00	58.33	(34.33)	86.50	174.99	(88.49)	700.00
30-3065 NSF Fee	20.00	8.33	11.67	40.00	24.99	15.01	100.00
30-3080 A/R Interest	52.47	58.33	(5.86)	217.29	174.99	42.30	700.00
30-3200 Interest Income	1.23	0.50	0.73	2.98	1.50	1.48	6.00
TOTAL Operating Income	\$ 57,594.37	\$ 55,714.64	\$ 1,879.73	\$173,146.07	\$167,143.92	\$ 6,002.15	\$ 668,575.89
TOTAL INCOME	\$ 57,594.37	\$ 55,714.64	\$ 1,879.73	\$173,146.07	\$167,143.92	\$ 6,002.15	\$ 668,575.89
EXPENSES AND RESERVE FUNDING							
Administration							
40-4010 Accounting / Office Management	1,084.05	1,084.05	-	3,252.15	3,252.15	-	13,008.65
40-4015 Property Management	1,744.70	1,774.40	29.70	5,234.10	5,323.20	89.10	21,292.80
40-4020 Tax Preparation/ Tax Expense	-	-	-	727.00	2,000.00	1,273.00	2,000.00
40-4120 Office Admin	454.80	416.67	(38.13)	1,170.28	1,250.01	79.73	5,000.00
40-4260 Insurance	-	-	-	-	-	-	235,000.00
40-4270 Legal	2,676.00	375.00	(2,301.00)	2,716.00	1,125.00	(1,591.00)	4,500.00
40-4295 Meter Reading	100.00	100.00	-	300.00	300.00	-	1,200.00
TOTAL Administration	\$ 6,059.55	\$ 3,750.12	(\$ 2,309.43)	\$ 13,399.53	\$ 13,250.36	(\$ 149.17)	\$ 282,001.45
Maintenance							
50-5350 Landscape Contract	-	-	-	-	-	-	20,050.80
50-5360 Irrigation Repair	-	-	-	-	-	-	5,000.00
50-5370 Common Area Maint	405.00	1,666.67	1,261.67	2,158.92	5,000.01	2,841.09	20,000.00
50-5380 Building Maintenance	2,256.57	4,166.67	1,910.10	7,656.90	12,500.01	4,843.11	50,000.00
50-5390 Fire Alarm Monitoring	-	125.00	125.00	636.50	375.00	(261.50)	1,500.00
50-5420 Plumbing Expense	1,282.50	1,250.00	(32.50)	1,431.50	3,750.00	2,318.50	15,000.00
50-5430 Janitorial Maintenance	675.00	708.33	33.33	2,025.00	2,124.99	99.99	8,500.00
50-5450 Carpet Cleaning	-	125.00	125.00	-	375.00	375.00	1,500.00
50-5475 Pool Maintenance	-	-	-	-	-	-	8,000.00
50-5490 Snow Removal	-	2,000.00	2,000.00	2,505.57	6,000.00	3,494.43	10,000.00
50-5540 Street Maintenance	-	1,666.67	1,666.67	-	5,000.01	5,000.01	20,000.00
50-5560 Concrete Maintenance	-	625.00	625.00	-	1,875.00	1,875.00	7,500.00
50-5570 Xeriscape Expense	-	416.67	416.67	-	1,250.01	1,250.01	5,000.00
50-5810 Tree/Bushes Insect Cont	-	416.67	416.67	3,075.00	1,250.01	(1,824.99)	5,000.00
TOTAL Maintenance	\$ 4,619.07	\$ 13,166.68	\$ 8,547.61	\$ 19,489.39	\$ 39,500.04	\$ 20,010.65	\$ 177,050.80
Utilities							
60-6390 Electric	903.12	875.00	(28.12)	2,671.69	2,625.00	(46.69)	10,500.00
60-6400 Water	5,105.76	5,000.00	(105.76)	14,732.57	15,000.00	267.43	60,000.00
60-6460 Gas Expense	5,778.55	4,416.67	(1,361.88)	18,989.56	13,250.01	(5,739.55)	53,000.00
60-6470 StormWater	8.00	8.33	0.33	24.00	24.99	0.99	100.00
60-6480 Trash	1,693.62	1,661.77	(31.85)	5,060.86	4,985.31	(75.55)	19,941.19
TOTAL Utilities	\$ 13,489.05	\$ 11,961.77	(\$ 1,527.28)	\$ 41,478.68	\$ 35,885.31	(\$ 5,593.37)	\$ 143,541.19
TOTAL DISBURSEMENTS	\$ 24,167.67	\$ 28,878.57	\$ 4,710.90	\$ 74,367.60	\$ 88,635.71	\$ 14,268.11	\$ 602,593.44
AVAILABLE FOR RESERVES NET INCREASE (DECREASE)	\$ 33,426.70	\$ 26,836.07	\$ 6,590.63	\$ 98,778.47	\$ 78,508.21	\$ 20,270.26	\$ 65,982.45

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME/EXPENSE							
INCOME							
Other Income							
70-7010 Replacement Interest	\$574.78	\$666.67	(\$91.89)	\$2,313.02	\$2,000.01	\$313.01	\$8,000.00
TOTAL Other Income	<u>\$574.78</u>	<u>\$666.67</u>	<u>(\$91.89)</u>	<u>\$2,313.02</u>	<u>\$2,000.01</u>	<u>\$313.01</u>	<u>\$8,000.00</u>
TOTAL INCOME	\$574.78	\$666.67	(\$91.89)	\$2,313.02	\$2,000.01	\$313.01	\$8,000.00
RESERVE INCOME/EXPENSE NET	\$574.78	\$666.67	(\$91.89)	\$2,313.02	\$2,000.01	\$313.01	\$8,000.00
INCREASE (DECREASE)							
NET INCREASE (DECREASE)	<u>\$34,001.48</u>	<u>\$27,502.74</u>	<u>\$6,498.74</u>	<u>\$101,091.49</u>	<u>\$80,508.22</u>	<u>\$20,583.27</u>	<u>\$73,982.45</u>

Assets

Operating Assets

10-1000-00	SSB-Operating Checking-6372	\$	142,404.77
10-1020-00	ENT Checking		114,829.49
10-1400-00	SSB-Operating Saving -6378		5,003.81
10-1410-00	ENT Savings		70.00

TOTAL Operating Assets		\$	<u>262,308.07</u>
-------------------------------	--	----	-------------------

Reserve Assets

11-1150-00	ENT CD 3.581% 5-19-26	\$	78,269.59
11-1175-00	ENT CD 3.581% 7-20-26		95,378.45
11-1510-00	SSB-Reserve-6375		87,806.34

TOTAL Reserve Assets		\$	<u>261,454.38</u>
-----------------------------	--	----	-------------------

Other Current Assets

12-1200-00	Accounts Receivable	\$	29,505.44
------------	---------------------	----	-----------

TOTAL Other Current Assets		\$	<u>29,505.44</u>
-----------------------------------	--	----	------------------

14-1401-00	Estimated Taxes	\$	2,308.00
------------	-----------------	----	----------

Total Assets		\$	<u><u>555,575.89</u></u>
---------------------	--	----	--------------------------

Liabilities & Equity

Current Liabilities

20-2030-00	Prepaid Assessments	\$	16,695.35
------------	---------------------	----	-----------

TOTAL Current Liabilities		\$	<u>16,695.35</u>
----------------------------------	--	----	------------------

Equity

29-2960-00	Fund Balance	\$	437,789.05
	Net Income Gain / (Loss)	\$	101,091.49

TOTAL Equity		\$	<u>538,880.54</u>
---------------------	--	----	-------------------

Total Liabilities & Equity		\$	<u><u>555,575.89</u></u>
---------------------------------------	--	----	--------------------------