

Villa Monterey III

Income Statement

January 2026

	Jan 2026			
	Actual	Budget	over Budget	% of Budget
Income				
4999 Uncategorized Income				
HOMEOWNER FEES				
Annual Dues/Late Fees	31,206.18	50,000.00	-18,793.82	62.41%
Disclosure Fee		400.00	-400.00	0.00%
Working Capital Fee		2,000.00	-2,000.00	0.00%
Total HOMEOWNER FEES	\$ 31,206.18	\$ 52,400.00	-\$ 21,193.82	59.55%
Miscellaneous Income	61.82	60.42	1.40	102.32%
Social Income		16.67	-16.67	0.00%
Unapplied Cash Payment Income	41.00		41.00	
Total Income	\$ 31,309.00	\$ 52,477.09	-\$ 21,168.09	59.66%
Gross Profit	\$ 31,309.00	\$ 52,477.09	-\$ 21,168.09	59.66%
Expenses				
ENTRANCE			0.00	
Electric	41.70	47.00	-5.30	88.72%
Fountain Maintenance	33.76	64.58	-30.82	52.28%
Landscape/Repairs	1,046.25	500.00	546.25	209.25%
Water	142.99	175.00	-32.01	81.71%
Total ENTRANCE	\$ 1,264.70	\$ 786.58	\$ 478.12	160.78%
Miscellaneous Expense				
Accountant / Quickbooks				

Fees - Bank/Other Insurance	2.60	8.33	-5.73	31.21%
Total Miscellaneous Expense	\$ 2.60	\$ 8.33	-\$ 5.73	31.21%

OFFICE EXPENSE

Copies-Misc/Annual Packets		1.67	-1.67	0.00%
Office Supplies		5.00	-5.00	0.00%
Website/Email	37.81	41.67	-3.86	90.74%
Total OFFICE EXPENSE	\$ 37.81	\$ 48.34	-\$ 10.53	78.22%

POOL AREA

Equipment-Repairs/Replace		300.00	-300.00	0.00%
Pest Control	70.00	70.00	0.00	100.00%
Pool Cleaning	650.00	716.67	-66.67	90.70%
Pool House-Supplies/Expenses		91.67	-91.67	0.00%
Total POOL AREA	\$ 720.00	\$ 1,178.34	-\$ 458.34	61.10%

RAMADA AREA

Clean Ramada		233.33	-233.33	0.00%
Landscape	540.00	854.17	-314.17	63.22%
Repairs/Supplies	14.19		14.19	
Total RAMADA AREA	\$ 554.19	\$ 1,087.50	-\$ 533.31	50.96%

SOCIAL EXPENSES

	39.05	166.67	-127.62	23.43%
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UTILITIES

Electric	698.18	783.33	-85.15	89.13%
Gas	1,620.47	875.00	745.47	185.20%
Water	661.20	791.67	-130.47	83.52%
Total UTILITIES	\$ 2,979.85	\$ 2,450.00	\$ 529.85	121.63%

Total Expenses	\$ 5,598.20	\$ 5,725.76	-\$ 127.56	97.77%
Net Operating Income	\$ 25,710.80	\$ 46,751.33	-\$ 21,040.53	54.99%
Other Expenses				
RESERVE FUND EXPENSES		1,416.67	-1,416.67	0.00%
Total Other Expenses		\$ 1,416.67	-\$ 1,416.67	0.00%
Net Other Income	\$ 0.00	-\$1,416.67	\$ 1,416.67	0.00%
Net Income	\$ 25,710.80	\$ 45,334.66	-\$ 19,623.86	56.71%

Wednesday, Feb 04, 2026 10:02:16 AM GMT-8 - Cash Basis