

Villa Monterey III
Income Statement
February 2026

	Feb 2026			
	Actual	Budget	over Budget	% of Budget
Income				
4999 Uncategorized Income			0.00	
HOMEOWNER FEES			0.00	
Annual Dues/Late Fees	16,928.08	20,000.00	-3,071.92	84.64%
Disclosure Fee		400.00	-400.00	0.00%
Working Capital Fee		2,000.00	-2,000.00	0.00%
Total HOMEOWNER FEES	\$ 16,928.08	\$ 22,400.00	-\$ 5,471.92	75.57%
Miscellaneous Income	63.02	60.42	2.60	104.30%
Social Income		16.67	-16.67	0.00%
Unapplied Cash Payment Income			0.00	
Total Income	\$ 16,991.10	\$ 22,477.09	-\$ 5,485.99	75.59%
Gross Profit	\$ 16,991.10	\$ 22,477.09	-\$ 5,485.99	75.59%
Expenses				
ENTRANCE				
Electric		47.00	-47.00	0.00%
Fountain Maintenance		64.58	-64.58	0.00%
Landscape/Repairs		500.00	-500.00	0.00%
Water		175.00	-175.00	0.00%
Total ENTRANCE	\$ 0.00	\$ 786.58	-\$ 786.58	0.00%
Miscellaneous Expense				
Accountant / Quickbooks	1,341.36	0.00	1,341.36	
Fees - Bank/Other	496.00	8.33	487.67	5954.38%
Insurance		0.00	0.00	
Total Miscellaneous Expense	\$ 1,837.36	\$ 8.33	\$ 1,829.03	22057.14%

OFFICE EXPENSE

Copies-Misc/Annual Packets	6.90	1.67	5.23	413.17%
Office Supplies		5.00	-5.00	0.00%
Website/Email		41.67	-41.67	0.00%
Total OFFICE EXPENSE	\$ 6.90	\$ 48.34	-\$ 41.44	14.27%

POOL AREA

Equipment-Repairs/Replace	1,175.22	300.00	875.22	391.74%
Pest Control	720.00	70.00	650.00	1028.57%
Pool Cleaning		716.67	-716.67	0.00%
Pool House-Supplies/Expenses		91.67	-91.67	0.00%
Total POOL AREA	\$ 1,895.22	\$ 1,178.34	\$ 716.88	160.84%

RAMADA AREA

Clean Ramada	250.00	233.33	16.67	107.14%
Landscape	540.00	854.17	-314.17	63.22%
Repairs/Supplies			0.00	
Total RAMADA AREA	\$ 790.00	\$ 1,087.50	-\$ 297.50	72.64%

SOCIAL EXPENSES

	218.13	166.67	51.46	130.88%
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UTILITIES

Electric		783.33	-783.33	0.00%
Gas	1,417.29	875.00	542.29	161.98%
Water	522.31	791.67	-269.36	65.98%
Total UTILITIES	\$ 1,939.60	\$ 2,450.00	-\$ 510.40	79.17%

Total Expenses	\$ 6,687.21	\$ 5,725.76	\$ 961.45	116.79%
Net Operating Income	\$ 10,303.89	\$ 16,751.33	-\$ 6,447.44	61.51%

Other Expenses

RESERVE FUND EXPENSES	2,400.00	1,416.67	983.33	169.41%
Total Other Expenses	\$ 2,400.00	\$ 1,416.67	\$ 983.33	169.41%
Net Other Income	-\$ 2,400.00	-\$ 1,416.67	-\$ 983.33	169.41%
Net Income	\$ 7,903.89	\$ 15,334.66	-\$ 7,430.77	51.54%

Friday, Mar 06, 2026 01:16:57 PM GMT-8 - Cash Basis