

**Villa Monterey III
Income Statement
April, 2026**

	Apr 2026			
	Actual	Budget	over Budget	% of Budget
Income				
4999 Uncategorized Income	3,300.00		3,300.00	
HOMEOWNER FEES			0.00	
Annual Dues/Late Fees	170.80	0.00	170.80	
Disclosure Fee		0.00	0.00	
Working Capital Fee		0.00	0.00	
Total HOMEOWNER FEES	\$ 170.80	\$ 0.00	\$ 170.80	
Miscellaneous Income	68.06	60.42	7.64	112.64%
Services			0.00	
Social Income		16.67	-16.67	0.00%
Unapplied Cash Payment Income			0.00	
Total Income	\$ 3,538.86	\$ 77.09	\$ 3,461.77	4590.56%
Gross Profit	\$ 3,538.86	\$ 77.09	\$ 3,461.77	4590.56%
Expenses				
ENTRANCE			0.00	
Electric	117.51	47.00	70.51	250.02%
Fountain Maintenance	101.25	64.58	36.67	156.78%
Landscape/Repairs	911.25	500.00	411.25	182.25%
Water	346.58	175.00	171.58	198.05%
Total ENTRANCE	\$ 1,476.59	\$ 786.58	\$ 690.01	187.72%
Miscellaneous Expense			0.00	
Accountant / Quickbooks		0.00	0.00	

Fees - Bank/Other	11.80	8.33	3.47	141.66%
Insurance		0.00	0.00	
Total Miscellaneous Expense	\$ 11.80	\$ 8.33	\$ 3.47	141.66%
OFFICE EXPENSE			0.00	
Copies-Misc/Annual Packets		1.67	-1.67	0.00%
Office Supplies	41.61	5.00	36.61	832.20%
Website/Email	37.81	41.67	-3.86	90.74%
Total OFFICE EXPENSE	\$ 79.42	\$ 48.34	\$ 31.08	164.29%
POOL AREA			0.00	
Equipment-Repairs/Replace	1,689.08	300.00	1,389.08	563.03%
Pest Control	70.00	70.00	0.00	100.00%
Pool Cleaning	890.00	716.67	173.33	124.19%
Pool House-Supplies/Expenses	158.42	91.67	66.75	172.82%
Total POOL AREA	\$ 2,807.50	\$ 1,178.34	\$ 1,629.16	238.26%
RAMADA AREA			0.00	
Clean Ramada	250.00	233.33	16.67	107.14%
Landscape	540.00	854.17	-314.17	63.22%
Repairs/Supplies	820.00		820.00	
Total RAMADA AREA	\$ 1,610.00	\$ 1,087.50	\$ 522.50	148.05%
SOCIAL EXPENSES	477.01	166.67	310.34	286.20%
UTILITIES			0.00	
Electric	661.24	783.33	-122.09	84.41%
Gas	703.57	875.00	-171.43	80.41%
Water	656.89	791.67	-134.78	82.98%
Total UTILITIES	\$ 2,021.70	\$ 2,450.00	-\$ 428.30	82.52%
Total Expenses	\$ 8,484.02	\$ 5,725.76	\$ 2,758.26	148.17%
Net Operating Income	-\$4,945.16	-\$ 5,648.67	\$ 703.51	87.55%

Other Expenses				
RESERVE FUND EXPENSES	1,416.67	-1,416.67		0.00%
Total Other Expenses	<u>\$ 1,416.67</u>	<u>-\$ 1,416.67</u>		<u>0.00%</u>
Net Other Income	<u>\$ 0.00</u>	<u>-\$ 1,416.67</u>	<u>\$ 1,416.67</u>	<u>0.00%</u>
Net Income	<u>-\$4,945.16</u>	<u>-\$ 7,065.34</u>	<u>\$ 2,120.18</u>	<u>69.99%</u>

Thursday, May 07, 2026 04:14:49 PM GMT-7 - Cash Basis