

**Villa Monterey III**  
**Year to Date**  
**April, 2026**

|                               | <b>Year to Date Apr 2026</b> |                     |                      |                    |
|-------------------------------|------------------------------|---------------------|----------------------|--------------------|
|                               | <b>Actual</b>                | <b>Budget</b>       | <b>over Budget</b>   | <b>% of Budget</b> |
| <b>Income</b>                 |                              |                     |                      |                    |
| 4999 Uncategorized Income     | 56,131.68                    | 0.00                | 56,131.68            |                    |
| HOMEOWNER FEES                | 0.00                         | 0.00                | 0.00                 |                    |
| Annual Dues/Late Fees         | 293.76                       | 80,476.00           | -80,182.24           | 0.37%              |
| Disclosure Fee                | 0.00                         | 1,200.00            | -1,200.00            | 0.00%              |
| Working Capital Fee           | 0.00                         | 6,000.00            | -6,000.00            | 0.00%              |
| Total HOMEOWNER FEES          | \$ 293.76                    | \$ 87,676.00        | -\$ 87,382.24        | 0.34%              |
| Miscellaneous Income          | 262.82                       | 241.68              | 21.14                | 108.75%            |
| Services                      | -649.00                      | 0.00                | -649.00              |                    |
| Social Income                 | 0.00                         | 66.68               | -66.68               | 0.00%              |
| Unapplied Cash Payment Income | 41.00                        | 0.00                | 41.00                |                    |
| <b>Total Income</b>           | <b>\$ 56,080.26</b>          | <b>\$ 87,984.36</b> | <b>-\$ 31,904.10</b> | <b>63.74%</b>      |
| <b>Gross Profit</b>           | <b>\$ 56,080.26</b>          | <b>\$ 87,984.36</b> | <b>-\$ 31,904.10</b> | <b>63.74%</b>      |
| <b>Expenses</b>               |                              |                     |                      |                    |
| ENTRANCE                      | 0.00                         | 0.00                | 0.00                 |                    |
| Electric                      | 159.21                       | 188.00              | -28.79               | 84.69%             |
| Fountain Maintenance          | 135.01                       | 258.32              | -123.31              | 52.26%             |
| Landscape/Repairs             | 1,957.50                     | 2,000.00            | -42.50               | 97.88%             |
| Water                         | 489.57                       | 700.00              | -210.43              | 69.94%             |
| Total ENTRANCE                | \$ 2,741.29                  | \$ 3,146.32         | -\$ 405.03           | 87.13%             |
| Miscellaneous Expense         | 0.00                         | 0.00                | 0.00                 |                    |
| Accountant / Quickbooks       | 1,341.36                     | 1,000.00            | 341.36               | 134.14%            |

|                              |              |              |               |          |
|------------------------------|--------------|--------------|---------------|----------|
| Fees - Bank/Other            | 510.40       | 33.32        | 477.08        | 1531.81% |
| Insurance                    | 3,305.00     | 3,550.00     | -245.00       | 93.10%   |
| Total Miscellaneous Expense  | \$ 5,156.76  | \$ 4,583.32  | \$ 573.44     | 112.51%  |
| OFFICE EXPENSE               | 0.00         | 0.00         | 0.00          |          |
| Copies-Misc/Annual Packets   | 6.90         | 6.68         | 0.22          | 103.29%  |
| Office Supplies              | 41.61        | 20.00        | 21.61         | 208.05%  |
| Website/Email                | 113.43       | 166.68       | -53.25        | 68.05%   |
| Total OFFICE EXPENSE         | \$ 161.94    | \$ 193.36    | -\$ 31.42     | 83.75%   |
| POOL AREA                    | 0.00         | 0.00         | 0.00          |          |
| Equipment-Repairs/Replace    | 3,198.70     | 1,200.00     | 1,998.70      | 266.56%  |
| Pest Control                 | 930.00       | 280.00       | 650.00        | 332.14%  |
| Pool Cleaning                | 2,190.00     | 2,866.68     | -676.68       | 76.39%   |
| Pool House-Supplies/Expenses | 158.42       | 366.68       | -208.26       | 43.20%   |
| Total POOL AREA              | \$ 6,477.12  | \$ 4,713.36  | \$ 1,763.76   | 137.42%  |
| RAMADA AREA                  | 0.00         | 0.00         | 0.00          |          |
| Clean Ramada                 | 750.00       | 933.32       | -183.32       | 80.36%   |
| Landscape                    | 1,620.00     | 3,416.68     | -1,796.68     | 47.41%   |
| Repairs/Supplies             | 909.19       | 0.00         | 909.19        |          |
| Total RAMADA AREA            | \$ 3,279.19  | \$ 4,350.00  | -\$ 1,070.81  | 75.38%   |
| SOCIAL EXPENSES              | 598.00       | 666.68       | -68.68        | 89.70%   |
| UTILITIES                    | 0.00         | 0.00         | 0.00          |          |
| Electric                     | 2,738.65     | 3,133.32     | -394.67       | 87.40%   |
| Gas                          | 4,998.39     | 3,500.00     | 1,498.39      | 142.81%  |
| Water                        | 2,386.41     | 3,166.68     | -780.27       | 75.36%   |
| Total UTILITIES              | \$ 10,123.45 | \$ 9,800.00  | \$ 323.45     | 103.30%  |
| Total Expenses               | \$ 28,537.75 | \$ 27,453.04 | \$ 1,084.71   | 103.95%  |
| Net Operating Income         | \$ 27,542.51 | \$ 60,531.32 | -\$ 32,988.81 | 45.50%   |

|                       |                     |                     |                      |               |
|-----------------------|---------------------|---------------------|----------------------|---------------|
| Other Expenses        |                     |                     |                      |               |
| RESERVE FUND EXPENSES | 2,400.00            | 5,666.68            | -3,266.68            | 42.35%        |
| Total Other Expenses  | <u>\$ 2,400.00</u>  | <u>\$ 5,666.68</u>  | <u>-\$ 3,266.68</u>  | <u>42.35%</u> |
| Net Other Income      | <u>-\$ 2,400.00</u> | <u>-\$ 5,666.68</u> | <u>\$ 3,266.68</u>   | <u>42.35%</u> |
| Net Income            | <u>\$ 25,142.51</u> | <u>\$ 54,864.64</u> | <u>-\$ 29,722.13</u> | <u>45.83%</u> |

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