Villa Monterey III
Income Statement
May, 2026

	May 2026			
	Actual	Budget	over Budget	% of Budget
Income				
4999 Uncategorized Income	109.08		109.08	
HOMEOWNER FEES			0.00	
Annual Dues/Late Fees		0.00	0.00	
Disclosure Fee		400.00	-400.00	0.00%
Working Capital Fee		2,000.00	-2,000.00	0.00%
Total HOMEOWNER FEES	**$ 0.00**	**$ 2,400.00**	**-$ 2,400.00**	**0.00%**
Miscellaneous Income	67.35	60.42	6.93	111.47%
Services			0.00	
Social Income		16.67	-16.67	0.00%
Unapplied Cash Payment Income			0.00	
Total Income	**$ 176.43**	**$ 2,477.09**	**-$ 2,300.66**	**7.12%**
Gross Profit	**$ 176.43**	**$ 2,477.09**	**-$ 2,300.66**	**7.12%**
Expenses				
ENTRANCE			0.00	
Electric	36.49	47.00	-10.51	77.64%
Fountain Maintenance		64.58	-64.58	0.00%
Landscape/Repairs	917.16	500.00	417.16	183.43%
Water	172.69	175.00	-2.31	98.68%
Total ENTRANCE	**$ 1,126.34**	**$ 786.58**	**$ 339.76**	**143.19%**
Miscellaneous Expense			0.00	
Accountant / Quickbooks		0.00	0.00	
Fees - Bank/Other	1.80	8.33	-6.53	21.61%
Insurance		0.00	0.00	
Total Miscellaneous Expense	**$ 1.80**	**$ 8.33**	**-$ 6.53**	**21.61%**
OFFICE EXPENSE			0.00	
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			0.00	
Equipment-Repairs/Replace	172.75	300.00	-127.25	57.58%
Pest Control	70.00	70.00	0.00	100.00%
Pool Cleaning		716.67	-716.67	0.00%

Pool House-Supplies/Expenses		91.67	-91.67	0.00%
Total POOL AREA	**$ 242.75**	**$ 1,178.34**	**-$ 935.59**	**20.60%**
RAMADA AREA			0.00	
Clean Ramada	300.00	233.33	66.67	128.57%
Landscape	1,104.30	854.17	250.13	129.28%
Repairs/Supplies	2,177.19		2,177.19	
Total RAMADA AREA	**$ 3,581.49**	**$ 1,087.50**	**$ 2,493.99**	**329.33%**
SOCIAL EXPENSES	51.35	166.67	-115.32	30.81%
UTILITIES			0.00	
Electric	752.49	783.33	-30.84	96.06%
Gas	673.35	875.00	-201.65	76.95%
Water	761.12	791.67	-30.55	96.14%
Total UTILITIES	**$ 2,186.96**	**$ 2,450.00**	**-$ 263.04**	**89.26%**
Total Expenses	**$ 7,228.50**	**$ 5,725.76**	**$ 1,502.74**	**126.25%**
Net Operating Income	**-$ 7,052.07**	**-$ 3,248.67**	**-$ 3,803.40**	**217.08%**
Other Expenses				
Reconciliation Discrepancies	232.00		232.00	
RESERVE FUND EXPENSES		1,416.67	-1,416.67	0.00%
Total Other Expenses	**$ 232.00**	**$ 1,416.67**	**-$ 1,184.67**	**16.38%**
Net Other Income	**-$ 232.00**	**-$ 1,416.67**	**$ 1,184.67**	**16.38%**
Net Income	**-$ 7,284.07**	**-$ 4,665.34**	**-$ 2,618.73**	**156.13%**