

Villa Monterey III
Income Statement
June, 2026

	Jun 2026			
	Actual	Budget	over Budget	% of Budget
Income				
4999 Uncategorized				
Income	163.16		163.16	
HOMEOWNER FEES			0.00	
Annual Dues/Late Fees	4,672.90	0.00	4,672.90	
Disclosure Fee	1,200.00	400.00	800.00	300.00%
Working Capital Fee		2,000.00	-2,000.00	0.00%
Total HOMEOWNER				
FEES	\$ 5,872.90	\$ 2,400.00	\$ 3,472.90	244.70%
Miscellaneous Income	60.79	60.42	0.37	100.61%
Services	-23.90		-23.90	
Social Income		16.67	-16.67	0.00%
Unapplied Cash Payment			0.00	
Income			0.00	
Total Income	\$ 6,072.95	\$ 2,477.09	\$ 3,595.86	245.16%
Gross Profit	\$ 6,072.95	\$ 2,477.09	\$ 3,595.86	245.16%
Expenses				
ENTRANCE			0.00	
Electric	40.62	47.00	-6.38	86.43%
Fountain Maintenance	33.76	64.58	-30.82	52.28%
Landscape/Repairs	289.20	500.00	-210.80	57.84%
Water	206.01	175.00	31.01	117.72%
Total ENTRANCE	\$ 569.59	\$ 786.58	-\$ 216.99	72.41%
Miscellaneous Expense			0.00	
Accountant /				
Quickbooks		0.00	0.00	
Fees - Bank/Other	31.80	8.33	23.47	381.75%
Insurance		0.00	0.00	
Total Miscellaneous				
Expense	\$ 31.80	\$ 8.33	\$ 23.47	381.75%
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	2,761.38	300.00	2,461.38	920.46%
Pest Control	70.00	70.00	0.00	100.00%
Pool Cleaning	1,300.00	716.67	583.33	181.39%
Pool House-				
Supplies/Expenses	190.00	91.67	98.33	207.27%
Total POOL AREA	\$ 4,321.38	\$ 1,178.34	\$ 3,143.04	366.73%
RAMADA AREA			0.00	
Clean Ramada	300.00	233.33	66.67	128.57%
Landscape	4,042.30	854.17	3,188.13	473.24%
Repairs/Supplies			0.00	
Total RAMADA AREA	\$ 4,342.30	\$ 1,087.50	\$ 3,254.80	399.29%
SOCIAL EXPENSES		166.67	-166.67	0.00%
UTILITIES			0.00	
Electric	716.93	783.33	-66.40	91.52%
Gas	442.74	875.00	-432.26	50.60%
Water	685.52	791.67	-106.15	86.59%
Total UTILITIES	\$ 1,845.19	\$ 2,450.00	-\$ 604.81	75.31%
Total Expenses	\$ 11,148.07	\$ 5,725.76	\$ 5,422.31	194.70%
Net Operating Income	-\$ 5,075.12	-\$ 3,248.67	-\$ 1,826.45	156.22%
Other Expenses				
Reconciliation				
Discrepancies			0.00	
RESERVE FUND				
EXPENSES	5,750.00	1,416.67	4,333.33	405.88%
Total Other Expenses	\$ 5,750.00	\$ 1,416.67	\$ 4,333.33	405.88%
Net Other Income	-\$ 5,750.00	-\$ 1,416.67	-\$ 4,333.33	405.88%
Net Income	-\$ 10,825.12	-\$ 4,665.34	-\$ 6,159.78	232.03%