

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

Sep 2026

	Actual	Budget	over Budget	% of Budget
Income				
HOMEOWNER FEES				
Annual Dues/Late Fees	2,217.16	0.00	2,217.16	
Disclosure Fee	400.00	400.00	0.00	100.00%
Working Capital Fee		2,000.00	-2,000.00	0.00%
Total HOMEOWNER FEES	\$ 2,617.16	\$ 2,400.00	\$ 217.16	109.05%
 Miscellaneous Income	 46.85	 60.42	 -13.57	 77.54%
Services			0.00	
Social Income		16.67	-16.67	0.00%
 Unapplied Cash Payment Income				
Total Income	\$ 2,664.01	\$ 2,477.09	-\$ 30.24	107.55%
 Gross Profit	 \$ 2,664.01	 \$ 2,477.09	 \$ 186.92	 107.55%
 Expenses				
ENTRANCE				
Electric	37.59	47.00	-9.41	79.98%
Fountain Maintenance	33.75	64.58	-30.83	52.26%
Landscape/Repairs	289.20	500.00	-210.80	57.84%
Water	236.07	175.00	61.07	134.90%
Total ENTRANCE	\$ 596.61	\$ 786.58	-\$ 189.97	75.85%
 Miscellaneous Expense				
Accountant / Quickbooks		1,200.00	-1,200.00	0.00%
Fees - Bank/Other		8.33	-8.33	0.00%
Insurance	348.00	0.00	348.00	
Total Miscellaneous Expense	\$ 348.00	\$ 1,208.33	-\$ 860.33	28.80%
 OFFICE EXPENSE				
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

Equipment-Repairs/Replace	71.81	300.00	-228.19	23.94%
Pest Control	70.00	70.00	0.00	100.00%
Pool Cleaning	650.00	716.67	-66.67	90.70%
Pool House-Supplies/Expenses	176.00	91.67	84.33	191.99%
Total POOL AREA	\$ 967.81	\$ 1,178.34	-\$ 210.53	82.13%

RAMADA AREA

Clean Ramada	300.00	233.33	66.67	128.57%
Landscape		854.17	-854.17	0.00%
Repairs/Supplies			0.00	
Total RAMADA AREA	\$ 300.00	\$ 1,087.50	-\$ 787.50	27.59%

SOCIAL EXPENSES

166.67 -166.67 0.00%

UTILITIES

Electric	738.56	783.33	-44.77	94.28%
Gas	230.28	875.00	-644.72	26.32%
Water	782.55	791.67	-9.12	98.85%
Total UTILITIES	\$ 1,751.39	\$ 2,450.00	-\$ 698.61	71.49%

Total Expenses	\$ 4,001.62	\$ 6,925.76	-\$ 2,924.14	57.78%
Net Operating Income	-\$ 1,337.61	-\$ 4,448.67	\$ 3,111.06	30.07%
Other Expenses				
Reconciliation Discrepancies			0.00	

RESERVE FUND EXPENSES

		1,416.67	-1,416.67	0.00%
Total Other Expenses	\$ 0.00	\$ 1,416.67	-\$ 1,416.67	0.00%
Net Other Income	\$ 0.00	-\$ 1,416.67	\$ 1,416.67	0.00%
Net Income	-\$ 1,337.61	-\$ 5,865.34	\$ 4,527.73	22.81%