

**Eastwood Villas**  
**Profit & Loss Budget Performance**  
**January 2024**

**Operating Income Statement**

	<u>Jan 24</u>	<u>Budget</u>	<u>Jan 24</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>Condo Fees</b>					
Condo Fees Reserve	4,314.00	4,314.00	4,314.00	4,314.00	51,768.00
Operating Reserve	640.00	640.00	640.00	640.00	7,680.00
Condo Fees - Other	14,886.00	14,886.00	14,886.00	14,886.00	178,632.00
<b>Total Condo Fees</b>	<u>19,840.00</u>	<u>19,840.00</u>	<u>19,840.00</u>	<u>19,840.00</u>	<u>238,080.00</u>
Interest	0.06	2.50	0.06	2.50	30.00
<b>Total Income</b>	<u>19,840.06</u>	<u>19,842.50</u>	<u>19,840.06</u>	<u>19,842.50</u>	<u>238,110.00</u>
<b>Expense</b>					
Insurance Expense	2,666.30	2,666.00	2,666.30	2,666.00	32,484.00
<b>Landscaping and Groundskeeping</b>					
Beds Tree Maintenance	0.00	0.00	0.00	0.00	0.00
Fire Hydrant Testing	0.00	0.00	0.00	0.00	250.00
Irrigation System Service	0.00	0.00	0.00	0.00	6,080.00
Lawn Treatments,Mowing,Mulch	0.00	0.00	0.00	0.00	35,571.00
Mis Grounds(Tree Trim & Maint)	0.00	0.00	0.00	0.00	2,750.00
Water Backflow Test	0.00	0.00	0.00	0.00	250.00
<b>Total Landscaping and Groundskeeping</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>44,901.00</u>
Miscellaneous Expense	0.00	0.00	0.00	0.00	535.00
Pond Management	0.00	0.00	0.00	0.00	1,000.00
Printing/Copies/Postage	0.00	0.00	0.00	0.00	130.00
<b>Professional Fees</b>					
Legal Fees	0.00	0.00	0.00	0.00	500.00
Tax Preparation	0.00	0.00	0.00	0.00	300.00
<b>Total Professional Fees</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>800.00</u>
Property Management Fees	1,088.00	1,088.00	1,088.00	1,088.00	13,056.00
Refuse	1,298.43	1,236.00	1,298.43	1,236.00	15,204.00
Repairs and Maintenance	900.00	1,157.00	900.00	1,157.00	13,880.00

## Eastwood Villas Profit & Loss Budget Performance January 2024

	Jan 24	Budget	Jan 24	YTD Budget	Annual Budget
Snow Removal	0.00	3,000.00	0.00	3,000.00	6,999.00
Taxes	0.00	0.00	0.00	0.00	325.00
Transfer to Reserve	4,783.00	4,783.00	4,783.00	4,783.00	57,396.00
Utilities					
Electric	657.64	533.00	657.64	533.00	6,400.00
Water	3,266.56	3,750.00	3,266.56	3,750.00	45,000.00
Total Utilities	3,924.20	4,283.00	3,924.20	4,283.00	51,400.00
Total Expense	14,659.93	18,213.00	14,659.93	18,213.00	238,110.00
Net Ordinary Income	5,180.13	1,629.50	5,180.13	1,629.50	0.00

### Reserve Income Statement

Other Income/Expense					
Other Income					
Reserve Contribution Capital	4,314.00	0.00	4,314.00	0.00	0.00
Reserve Contribution Operating	469.00	0.00	469.00	0.00	0.00
Reserve Interest	38.38	0.00	38.38	0.00	0.00
Total Other Income	4,821.38	0.00	4,821.38	0.00	0.00
Other Expense					
Reserve Expenses	0.00	0.00	0.00	0.00	0.00
Total Other Expense	0.00	0.00	0.00	0.00	0.00
Net Other Income	4,821.38	0.00	4,821.38	0.00	0.00
Net Income	10,001.51	1,629.50	10,001.51	1,629.50	0.00

Reserve January 1, 2024	142,750.27
Reserve Transfer	4,783.00
Interest	38.38
Reserve January 31, 2024	147,571.65
Operating Reserve included in Total Reserve of \$20,080.53	

Note: