

Eastwood Villas Profit & Loss Budget Performance December 2024

Operating Income Statement

	Dec 24	Budget	Jan - Dec 24	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Condo Fees					
Condo Fees Reserve	0.00	4,314.00	49,314.00	51,768.00	51,768.00
Operating Reserve	0.00	640.00	7,040.00	7,680.00	7,680.00
Condo Fees - Other	19,840.00	14,886.00	183,622.00	178,632.00	178,632.00
Total Condo Fees	19,840.00	19,840.00	239,976.00	238,080.00	238,080.00
Interest	0.09	2.50	1.26	30.00	30.00
Total Income	19,840.09	19,842.50	239,977.26	238,110.00	238,110.00
Expense					
Insurance Expense	3,574.29	3,066.00	40,103.03	32,484.00	32,484.00
Landscaping and Groundskeeping					
Beds Tree Maintenance	0.00	0.00	0.00	0.00	0.00
Fire Hydrant Testing	0.00	0.00	0.00	250.00	250.00
Irrigation System Service	0.00	0.00	5,604.00	6,080.00	6,080.00
Lawn Treatments,Mowing,Mulch	3,557.18	3,558.00	36,028.68	35,571.00	35,571.00
Mis Grounds(Tree Trim & Maint)	0.00	0.00	747.13	2,750.00	2,750.00
Water Backflow Test	0.00	0.00	0.00	250.00	250.00
Total Landscaping and Groundskeeping	3,557.18	3,558.00	42,379.81	44,901.00	44,901.00
Miscellaneous Expense	0.00	0.00	0.00	535.00	535.00
Pond Management	0.00	0.00	2,949.99	1,000.00	1,000.00
Printing/Copies/Postage	127.94	40.00	520.42	130.00	130.00
Professional Fees					
Legal Fees	82.50	0.00	1,330.00	500.00	500.00
Tax Preparation	0.00	0.00	0.00	300.00	300.00
Professional Fees - Other	0.00	0.00	275.00	0.00	0.00
Total Professional Fees	82.50	0.00	1,605.00	800.00	800.00
Property Management Fees	1,088.00	1,088.00	13,056.00	13,056.00	13,056.00
Refuse	1,298.43	1,298.00	15,584.16	15,204.00	15,204.00

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Repairs and Maintenance	3,652.25	1,153.00	14,706.72	13,880.00	13,880.00
Snow Removal	0.00	1,614.00	645.00	6,999.00	6,999.00
Taxes	0.00	0.00	5,267.00	325.00	325.00
Transfer to Reserve	0.00	-4,783.00	43,047.00	57,396.00	57,396.00
Utilities					
Electric	674.89	533.00	7,756.40	6,400.00	6,400.00
Water	3,107.84	3,750.00	48,451.84	45,000.00	45,000.00
Total Utilities	<u>3,782.73</u>	<u>4,283.00</u>	<u>56,208.24</u>	<u>51,400.00</u>	<u>51,400.00</u>
Total Expense	<u>17,163.32</u>	<u>20,883.00</u>	<u>236,072.37</u>	<u>238,110.00</u>	<u>238,110.00</u>
Net Ordinary Income	2,676.77	-1,040.50	3,904.89	0.00	0.00

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	<u>Dec 24</u>	<u>Budget</u>	<u>Jan - Dec 24</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Reserve Income Statement					
Other Income/Expense					
Other Income					
Reserve Contribution Capital	0.00	0.00	38,826.00	0.00	0.00
Reserve Contribution Operating	0.00	0.00	4,221.00	0.00	0.00
Reserve Interest	50.87	0.00	3,738.57	0.00	0.00
Total Other Income	50.87	0.00	46,785.57	0.00	0.00
Other Expense					
Reserve Expenses	36,024.64	0.00	92,629.18	0.00	0.00
Total Other Expense	36,024.64	0.00	92,629.18	0.00	0.00
Net Other Income	-35,973.77	0.00	-45,843.61	0.00	0.00
Net Income	-33,297.00	-1,040.50	-41,938.72	0.00	0.00

Reserve January 1, 2024	139,546.77	
Reserve Transfer	43,047.00	
Operating Reserve	620.00	
Roof	41,599.04	
Reserve Expenses	53,790.50	
Profit 2023	1,298.88	
Interest	3,738.57	
Reserve December 31, 2024	92,861.68	90,901.53
Operating Reserve included in Total Reserve of \$24,187.87		

Note:

Budget Performance does not reflect Irrigation Cap X of \$1,960.15 which is reflected on the Balance Sheet as a reserve transfer.