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Accrual Basis

Eastwood Villas
Profit & Loss Budget Performance
May 2026

Operating Income Statement

	May 26	Budget	Jan - May 26	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Condo Fees					
Condo Fees Reserve	5,888.00	5,888.00	29,440.00	29,440.00	70,656.00
Operating Reserve	384.00	384.00	1,920.00	1,920.00	4,608.00
Condo Fees - Other	17,728.00	17,728.00	88,640.00	88,640.00	212,736.00
Total Condo Fees	24,000.00	24,000.00	120,000.00	120,000.00	288,000.00
Interest	0.12	2.50	0.53	12.50	30.00
Total Income	24,000.12	24,002.50	120,000.53	120,012.50	288,030.00
Expense					
Insurance Expense	0.00	0.00	12,382.40	8,254.00	52,864.00
Landscaping and Groundskeeping					
Fire Hydrant Testing	0.00	250.00	0.00	250.00	250.00
Irrigation System Service	0.00	0.00	0.00	0.00	6,080.00
Lawn Treatments,Mowing,Mulch	3,763.59	3,763.60	11,290.77	11,290.80	37,636.00
Mis Grounds(Tree Trim & Main)	0.00	0.00	318.60	750.00	2,750.00
Water Backflow Test	0.00	0.00	0.00	0.00	250.00
Total Landscaping and Groundskeeping	3,763.59	4,013.60	11,609.37	12,290.80	46,966.00
Miscellaneous Expense	0.00	0.00	200.00	300.00	535.00
Pond Management	1,933.99	320.00	2,463.99	320.00	1,600.00
Printing/Copies/Postage	0.00	0.00	147.90	75.00	300.00
Professional Fees					
Legal Fees	0.00	500.00	0.00	500.00	500.00
Tax Preparation	0.00	0.00	0.00	300.00	300.00
Total Professional Fees	0.00	500.00	0.00	800.00	800.00
Property Management Fees	1,088.00	1,088.00	5,440.00	5,440.00	13,056.00
Refuse	1,433.12	1,430.00	7,165.60	7,150.00	17,160.00
Repairs and Maintenance	5,138.00	1,210.09	12,230.27	6,050.45	14,521.00
Snow Removal	0.00	0.00	4,125.60	5,385.00	6,999.00

Eastwood Villas
Profit & Loss Budget Performance
May 2026

	May 26	Budget	Jan - May 26	YTD Budget	Annual Budget
Taxes	0.00	0.00	0.00	325.00	325.00
Transfer to Reserve	6,272.00	6,272.00	31,360.00	31,360.00	75,264.00
Utilities					
Electric	723.43	650.00	3,303.44	3,250.00	7,800.00
Water	4,222.89	4,153.33	19,366.43	20,766.65	49,840.00
Total Utilities	4,946.32	4,803.33	22,669.87	24,016.65	57,640.00
Total Expense	24,575.02	19,637.02	109,795.00	101,766.90	288,030.00
Net Ordinary Income	-574.90	4,365.48	10,205.53	18,245.60	0.00

Reserve Income Statement

	May 26	Budget	Jan - May 26	YTD Budget	Annual Budget
Other Income/Expense					
Other Income					
Reserve Contribution Capital	6,272.00	0.00	31,360.00	0.00	0.00
Reserve Interest	149.03	0.00	756.46	0.00	0.00
Total Other Income	6,421.03	0.00	32,116.46	0.00	0.00
Net Other Income	6,421.03	0.00	32,116.46	0.00	0.00
Net Income	**5,846.13**	**4,365.48**	**42,321.99**	**18,245.60**	**0.00**

Reserve January 1, 2026	131,253.69
Reserve Transfer	31,360.00
Operating Reserve	
Interest	756.46
Reserve May 31, 2026	163,370.15
Operating Reserve included in Total Reserve of $32,748.63	