

**Eastwood Villas**  
**Profit & Loss Budget Performance**  
**June 2026**

**Operating Income Statement**

|                                      | <u>Jun 26</u> | <u>Budget</u> | <u>Jan - Jun 26</u> | <u>YTD Budget</u> | <u>Annual Budget</u> |
|--------------------------------------|---------------|---------------|---------------------|-------------------|----------------------|
| Ordinary Income/Expense              |               |               |                     |                   |                      |
| Income                               |               |               |                     |                   |                      |
| Condo Fees                           |               |               |                     |                   |                      |
| Condo Fees Reserve                   | 5,888.00      | 5,888.00      | 35,328.00           | 35,328.00         | 70,656.00            |
| Operating Reserve                    | 384.00        | 384.00        | 2,304.00            | 2,304.00          | 4,608.00             |
| Condo Fees - Other                   | 17,728.00     | 17,728.00     | 106,368.00          | 106,368.00        | 212,736.00           |
| Total Condo Fees                     | 24,000.00     | 24,000.00     | 144,000.00          | 144,000.00        | 288,000.00           |
| Interest                             | 0.11          | 2.50          | 0.64                | 15.00             | 30.00                |
| Total Income                         | 24,000.11     | 24,002.50     | 144,000.64          | 144,015.00        | 288,030.00           |
| Expense                              |               |               |                     |                   |                      |
| Insurance Expense                    | 0.00          | 17,664.00     | 12,382.40           | 25,918.00         | 52,864.00            |
| Landscaping and Groundskeeping       |               |               |                     |                   |                      |
| Fire Hydrant Testing                 | 0.00          | 0.00          | 0.00                | 250.00            | 250.00               |
| Irrigation System Service            | 0.00          | 0.00          | 0.00                | 0.00              | 6,080.00             |
| Lawn Treatments,Mowing,Mulch         | 3,876.51      | 3,763.60      | 15,167.28           | 15,054.40         | 37,636.00            |
| Mis Grounds(Tree Trim & Maint)       | 0.00          | 750.00        | 318.60              | 1,500.00          | 2,750.00             |
| Water Backflow Test                  | 0.00          | 0.00          | 0.00                | 0.00              | 250.00               |
| Total Landscaping and Groundskeeping | 3,876.51      | 4,513.60      | 15,485.88           | 16,804.40         | 46,966.00            |
| Miscellaneous Expense                | 0.00          | 0.00          | 200.00              | 300.00            | 535.00               |
| Pond Management                      | 0.00          | 320.00        | 2,463.99            | 640.00            | 1,600.00             |
| Printing/Copies/Postage              | 0.00          | 75.00         | 147.90              | 150.00            | 300.00               |
| Professional Fees                    |               |               |                     |                   |                      |
| Legal Fees                           | 0.00          | 0.00          | 0.00                | 500.00            | 500.00               |
| Tax Preparation                      | 0.00          | 0.00          | 0.00                | 300.00            | 300.00               |
| Total Professional Fees              | 0.00          | 0.00          | 0.00                | 800.00            | 800.00               |
| Property Management Fees             | 1,088.00      | 1,088.00      | 6,528.00            | 6,528.00          | 13,056.00            |
| Refuse                               | 1,433.12      | 1,430.00      | 8,598.72            | 8,580.00          | 17,160.00            |
| Repairs and Maintenance              | 5,158.49      | 1,210.09      | 17,388.76           | 7,260.54          | 14,521.00            |
| Snow Removal                         | 0.00          | 0.00          | 4,125.60            | 5,385.00          | 6,999.00             |

# Eastwood Villas

## Profit & Loss Budget Performance

June 2026

|                     | Jun 26    | Budget     | Jan - Jun 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   | 37,632.00    | 37,632.00  | 75,264.00     |
| Utilities           |           |            |              |            |               |
| Electric            | 721.95    | 650.00     | 4,025.39     | 3,900.00   | 7,800.00      |
| Water               | 3,561.88  | 4,153.33   | 22,928.31    | 24,919.98  | 49,840.00     |
| Total Utilities     | 4,283.83  | 4,803.33   | 26,953.70    | 28,819.98  | 57,640.00     |
| Total Expense       | 22,111.95 | 37,376.02  | 131,906.95   | 139,142.92 | 288,030.00    |
| Net Ordinary Income | 1,888.16  | -13,373.52 | 12,093.69    | 4,872.08   | 0.00          |

## Reserve Income Statement

|                              |          |            |           |          |      |
|------------------------------|----------|------------|-----------|----------|------|
| Other Income/Expense         |          |            |           |          |      |
| Other Income                 |          |            |           |          |      |
| Reserve Contribution Capital | 6,272.00 | 0.00       | 37,632.00 | 0.00     | 0.00 |
| Reserve Interest             | 136.44   | 0.00       | 892.90    | 0.00     | 0.00 |
| Total Other Income           | 6,408.44 | 0.00       | 38,524.90 | 0.00     | 0.00 |
| Net Other Income             | 6,408.44 | 0.00       | 38,524.90 | 0.00     | 0.00 |
| Net Income                   | 8,296.60 | -13,373.52 | 50,618.59 | 4,872.08 | 0.00 |

|                                                            |            |
|------------------------------------------------------------|------------|
| Reserve January 1, 2026                                    | 131,253.69 |
| Reserve Transfer                                           | 37,632.00  |
| Operating Reserve                                          |            |
| Interest                                                   | 892.90     |
| Reserve June 30, 2026                                      | 169,778.59 |
| Operating Reserve included in Total Reserve of \$33,152.87 |            |