

**Statements of Revenues, Expenses  
and Changes In Fund Balances  
February 2024**

**ACCRUAL BASIS (Quickbooks data converted to Fund Accounting Format - Not Reviewed by CPA)**

	Operations Fund Current Month	Replacement Fund Current Month	Operations Fund Year To Date	Replacement Fund Year To Date	Total Funds Year To Date	Annual Budget
<b>REVENUES</b>						
Assessments	0.00		339,640.00	35,000.00	374,640.00	374,640.00
Plan Check Income	250.00		650.00		650.00	0.00
Apartment Rental	1,050.00		15,658.00		15,658.00	22,000.00
Hall Rental	50.00		3,088.00		3,088.00	500.00
Office Rental	687.00		5,179.00		5,179.00	6,000.00
Interest Income - Receivables	484.70		3,747.60		3,747.60	2,000.00
Interest Income - Bank	0.00	1,951.03	0.00	15,228.88	15,228.88	1,000.00
Other Income	111.00		5,924.97		5,924.97	5,000.00
Late Fees	0.00		8,172.00		8,172.00	5,500.00
Fines	250.00		4,500.00		4,500.00	0.00
Transfer Fees	850.00		12,050.00		12,050.00	22,000.00
<b>Total Revenues</b>	<b>3,732.70</b>	<b>1,951.03</b>	<b>398,609.57</b>	<b>50,228.88</b>	<b>448,838.45</b>	<b>438,640.00</b>
<b>EXPENSES</b>						
Bad Debt Expense	1,000.00		8,028.96		8,028.96	12,000.00
Board Expenses	0.00		0.00		0.00	500.00
Copier Costs	171.45		1,674.15		1,674.15	2,500.00
Office Supplies	46.00		4,494.09		4,494.09	1,500.00
Office Salaries	6,839.50		53,623.25		53,623.25	81,500.00
Travel / Mileage	0.00		464.65		464.65	500.00
Legal	207.00		207.00		207.00	500.00
Accounting	0.00		2,090.00		2,090.00	5,000.00
Publication Costs	0.00		3,306.98		3,306.98	17,200.00
Computer / Internet	845.82		7,337.13		7,337.13	6,000.00
Election	0.00		16,901.54		16,901.54	100.00
Collections	0.00		1,527.00		1,527.00	2,500.00
Public Relations	0.00		493.81		493.81	500.00
Postage & Delivery	69.99		1,586.06		1,586.06	2,000.00
Merchant Fees	298.94		5,406.36		5,406.36	6,000.00
Insurance	6,269.08		58,233.48		58,233.48	75,100.00
Taxes / License / Filing Fees	0.00		12,705.75		12,705.75	7,500.00
Workers Comp Insurance	439.25		4,164.86		4,164.86	2,000.00
Hacienda Maintenance Salary	5,320.00		45,640.00		45,640.00	72,800.00
Pool Monitor Salary	0.00		9,140.00		9,140.00	9,900.00
Janitorial Salary	2,067.00		16,180.50		16,180.50	21,840.00
Payroll Tax Expense	1,391.75		11,101.29		11,101.29	13,000.00
Salary Expenses - Other	316.00		3,772.50		3,772.50	6,000.00
Electric (Hacienda)	2,176.48		21,546.39		21,546.39	20,000.00
Electric (Well)	431.69		5,664.84		5,664.84	3,500.00
Electric (El Prado Park)	76.89		537.86		537.86	1,000.00
Electric (Barn)	15.95		101.18		101.18	100.00
Water (El Prado Park)	254.85		1,938.78		1,938.78	1,700.00
Reserve Study	400.00		400.00		400.00	300.00
Propane	0.00		413.32		413.32	1,000.00
Trash Removal	474.33		3,635.11		3,635.11	4,000.00
Office Telephone	87.81		1,535.66		1,535.66	3,000.00
Hacienda Miscellaneous Expense	33.00		63.00		63.00	0.00

Hacienda Maintenance Supplies	443.73		5,329.50		5,329.50	4,000.00
Hacienda Maintenance Repairs	0.00		1,474.06		1,474.06	2,000.00
Reserve Project Expenses	2,622.10		30,313.83		30,313.83	0.00
Septic Maintenance	0.00		1,800.00		1,800.00	1,800.00
Well Water & Septic Testing	100.00		1,937.70		1,937.70	3,000.00
Maintenance Equipment	0.00		249.00		249.00	500.00
Well Maintenance	0.00		725.00		725.00	500.00
Hacienda - Security	63.25		1,010.99		1,010.99	1,500.00
Pool Maintenance	0.00		1,807.28		1,807.28	1,500.00
Apartment Expenses	0.00		38.82		38.82	300.00
Pest & Weed Control	850.00		1,454.00		1,454.00	1,000.00
Janitorial Supplies	0.00		3,786.16		3,786.16	1,000.00
Park Expense	692.27		1,640.45		1,640.45	2,000.00
Payroll Expenses	200.00		2,263.04		2,263.04	3,500.00
<b>Total Expenses</b>	<u>34,204.13</u>	<u>0.00</u>	<u>357,745.33</u>	<u>0.00</u>	<u>357,745.33</u>	<u>403,640.00</u>
<b>Excess (Deficiency) of Revenues Over Expenses</b>	-30,471.43	1,951.03	40,864.24	50,228.88	91,093.12	
<b>Board-Approved Interfund Reclassifications and Transfers</b>	(2,916.67)	2,916.67	11,666.64	(11,666.64)	-	
<b>Timing Adjustment from 6/30/23</b>			19,035.06	0.56	19,035.62	
<b>Fund Balance (Deficit) Beginning of Fiscal Year</b>			100,630.00	650,607.00	751,237.00	
<b>Fund Balance (Deficit) Month End</b>	<u>\$ (33,388.10)</u>	<u>\$ 4,867.70</u>	<u>\$ 172,195.94</u>	<u>\$ 689,169.80</u>	<u>\$ 861,365.74</u>	