

**Statements of Revenues, Expenses  
and Changes In Fund Balances  
February 2025**

**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 Operating Budget
<b>REVENUES</b>						
Assessments	0.00		429,568.00	20,000.00	449,568.00	449,568.00
Plan Check Income	200.00		1,000.00		1,000.00	0.00
Apartment Rental	1,350.00		14,590.00		14,590.00	18,000.00
Hall Rental	45.00		3,742.00		3,742.00	3,000.00
Office Rental	513.00		5,374.33		5,374.33	6,000.00
Interest Income - Receivables	656.52		5,610.15		5,610.15	2,000.00
Interest Income - Bank		1,765.43		15,439.00	15,439.00	0.00
Other Income	142.88		7,913.06		7,913.06	5,000.00
Late Fees	0.00		10,195.20		10,195.20	5,500.00
Fines	650.00		2,750.00		2,750.00	0.00
Transfer Fees	900.00		10,200.00		10,200.00	15,000.00
<b>Total Revenues</b>	<b>4,457.40</b>	<b>1,765.43</b>	<b>490,942.74</b>	<b>35,439.00</b>	<b>526,381.74</b>	<b>504,068.00</b>
<b>EXPENSES</b>						
Bad Debt Expense	1,171.75		9,340.61		9,340.61	14,000.00
Board Expenses	0.00		662.90		662.90	500.00
Office Supplies	49.00		4,546.46		4,546.46	6,000.00
Copier Costs	185.82		1,582.08		1,582.08	2,500.00
Office Salaries	6,436.00		60,623.00		60,623.00	81,500.00
Travel / Mileage	0.00		252.00		252.00	1,000.00
Legal	0.00		950.00		950.00	5,500.00
Accounting	0.00		3,057.50		3,057.50	6,000.00
Bank Charges	0.00		20.00		20.00	0.00
Publication Costs	0.00		3,943.56		3,943.56	8,400.00
Computer / Internet	845.08		7,200.74		7,200.74	10,500.00
Election	0.00		10,376.44		10,376.44	16,500.00
Collections	0.00		2,004.00		2,004.00	2,500.00
Public Relations	0.00		0.00		0.00	500.00
Postage & Delivery	364.54		1,907.92		1,907.92	2,368.00
Merchant Fees	461.45		6,273.15		6,273.15	8,500.00
Insurance	4,839.82		48,705.88		48,705.88	75,100.00
Taxes / License / Filing Fees	10.00		18,672.00		18,672.00	13,000.00
Workers Comp Insurance	573.37		4,748.12		4,748.12	3,500.00
LDPOA Miscellaneous Expense	0.00		1,195.00		1,195.00	0.00
Hacienda Maintenance Salary	5,320.00		47,040.00		47,040.00	72,800.00
Pool Monitor Salary	0.00		9,424.00		9,424.00	11,000.00
Janitorial Salary	2,319.00		21,220.32		21,220.32	31,000.00
Payroll Tax Expense	1,316.28		12,659.10		12,659.10	16,000.00
Salary Expenses - Other	329.50		6,271.50		6,271.50	6,000.00
Electric (Hacienda)	2,290.72		22,541.47		22,541.47	33,000.00
Electric (Well)	285.18		5,818.51		5,818.51	8,500.00
Electric (El Prado Park)	80.76		540.10		540.10	1,000.00
Electric (Barn)	0.00		54.11		54.11	100.00
Water (El Prado Park)	0.00		2,064.28		2,064.28	3,000.00
Reserve Study	400.00		400.00		400.00	400.00
Propane	0.00		403.90		403.90	2,000.00
Trash Removal	517.83		3,959.09		3,959.09	5,700.00

Office Telephone	90.17		711.53		711.53	1,100.00
Hacienda Maintenance Supplies	563.18		5,453.76		5,453.76	6,000.00
Hacienda Maintenance Repairs	230.75		1,033.24		1,033.24	3,000.00
Reserve Project Expenses	0.00		6,406.08		6,406.08	0.00
Septic Maintenance	0.00		2,293.53		2,293.53	1,800.00
Well Water & Septic Testing	300.00		940.00		940.00	2,500.00
Maintenance Equipment	0.00		0.00		0.00	500.00
Well Maintenance	0.00		0.00		0.00	500.00
Hacienda - Security	0.00		970.77		970.77	1,500.00
Pool Maintenance	0.00		2,117.18		2,117.18	5,000.00
Apartment Expenses	0.00		573.86		573.86	300.00
Pest & Weed Control	0.00		604.00		604.00	2,000.00
Janitorial Supplies	280.06		2,330.46		2,330.46	5,000.00
Park Expense	422.54		1,682.70		1,682.70	3,000.00
Payroll Expenses	0.00		2,165.00		2,165.00	3,500.00
<b>Total Expenses</b>	<u>29,682.80</u>	<u>0.00</u>	<u>345,739.85</u>	<u>0.00</u>	<u>345,739.85</u>	<u>484,068.00</u>
<b>Excess (Deficiency) of Revenues Over Expenses</b>	-25,225.40	1,765.43	145,202.89	35,439.00	180,641.89	
<b>Board-Approved Interfund Reclassifications and Transfers</b>	(1,666.97)	1,666.97	6,664.24	(6,664.24)	-	
<b>Timing Adjustment from 6/30/24</b>			30,518.72	(0.72)	30,518.00	
<b>Fund Balance (Deficit) Beginning of Fiscal Year</b>			32,276.00	625,701.00	657,977.00	
<b>Fund Balance (Deficit) Month End</b>	<u>\$ (26,892.37)</u>	<u>\$ 3,432.40</u>	<u>\$ 214,661.85</u>	<u>\$ 654,475.04</u>	<u>\$ 869,136.89</u>	