

**Statements of Revenues, Expenses
and Changes In Fund Balances
Jan 2026**

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
REVENUES						
Assessments	0.00		460,788.00	20,000.00	480,788.00	480,788.00
Plan Check Income	0.00		500.00		500.00	0.00
Apartment Rental	3,120.00		16,160.00		16,160.00	18,000.00
Hall Rental	8.00		1,110.00		1,110.00	3,000.00
Office Rental	709.00		3,267.00		3,267.00	6,000.00
Interest Income - Receivables	884.04		6,904.84		6,904.84	2,000.00
Interest Income - Bank		1,398.70		10,029.69	10,029.69	0.00
Other Income	363.00		17,934.66		17,934.66	5,000.00
Late Fees	0.00		10,802.49		10,802.49	5,500.00
Fines	0.00		100.00		100.00	0.00
Transfer Fees	1,650.00		9,000.00		9,000.00	15,000.00
Total Revenues	6,734.04	1,398.70	526,566.99	30,029.69	556,596.68	535,288.00
EXPENSES						
Bad Debt Expense	2,000.00		14,027.84		14,027.84	24,000.00
Board Expenses	0.00		0.00		0.00	500.00
Office Supplies	131.38		3,774.45		3,774.45	6,000.00
Copier Costs	181.39		1,406.68		1,406.68	2,500.00
Office Salaries	1,695.88		41,820.38		41,820.38	89,050.00
Travel / Mileage	0.00		75.60		75.60	1,000.00
Legal	0.00		3,065.50		3,065.50	5,500.00
Accounting	0.00		2,637.50		2,637.50	6,250.00
Bank Charges	0.00		40.00		40.00	0.00
Publication Costs	0.00		3,602.26		3,602.26	8,400.00
Computer / Internet	979.85		7,583.35		7,583.35	10,500.00
Election	0.00		150.00		150.00	16,500.00
Collections	0.00		0.00		0.00	9,500.00
Public Relations	0.00		0.00		0.00	500.00
Postage & Delivery	129.39		2,240.83		2,240.83	2,368.00
Merchant Fees	670.14		7,268.83		7,268.83	8,500.00
Insurance	4,839.82		33,878.74		33,878.74	67,000.00
Taxes / License / Filing Fees	0.00		31,628.97		31,628.97	19,700.00
Workers Comp Insurance	646.65		4,153.65		4,153.65	3,500.00
LDPOA Miscellaneous Expense	0.00		0.00		0.00	0.00
Hacienda Maintenance Salary	7,560.00		42,000.00		42,000.00	72,800.00
Pool Monitor Salary	4,785.00		9,388.50		9,388.50	11,620.00
Janitorial Salary	2,999.80		18,770.80		18,770.80	31,000.00
Payroll Tax Expense	2,483.44		10,422.88		10,422.88	16,000.00
Salary Expenses - Other	1,120.10		5,654.35		5,654.35	6,000.00
Electric (Hacienda)	2,473.73		19,834.50		19,834.50	34,000.00
Electric (Well)	381.93		5,613.26		5,613.26	8,500.00
Electric (El Prado Park)	63.47		459.72		459.72	1,000.00
Electric (Barn)	4.53		46.57		46.57	100.00
Water (El Prado Park)	388.44		2,719.08		2,719.08	3,000.00
Reserve Study	1,850.00		1,850.00		1,850.00	3,200.00

Propane	0.00		0.00		0.00	2,000.00
Trash Removal	524.23		3,522.67		3,522.67	6,100.00
Office Telephone	89.49		625.72		625.72	1,100.00
Hacienda Maintenance Supplies	532.61		5,019.76		5,019.76	8,000.00
Hacienda Maintenance Repairs	782.23		1,416.79		1,416.79	3,000.00
Reserve Project Expenses	0.00		22,046.20		22,046.20	0.00
Septic Maintenance	0.00		1,800.00		1,800.00	2,300.00
Well Water & Septic Testing	155.00		900.00		900.00	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	69.00		1,068.98		1,068.98	1,500.00
Pool Maintenance	0.00		2,033.99		2,033.99	5,000.00
Apartment Expenses	0.00		518.53		518.53	300.00
Pest & Weed Control	1,151.00		1,604.00		1,604.00	2,000.00
Janitorial Supplies	376.15		2,178.03		2,178.03	5,000.00
Park Expense	93.50		1,107.02		1,107.02	3,500.00
Payroll Expenses	645.00		2,165.00		2,165.00	3,500.00
Total Expenses	39,803.15	0.00	320,120.93	0.00	320,120.93	515,288.00
Excess (Deficiency) of Revenues Over Expenses	-33,069.11	1,398.70	206,446.06	30,029.69	236,475.75	
Board-Approved Interfund Reclassifications and Transfers	(1,666.97)	1,666.97	8,331.21	(8,331.21)	0.00	
Timing Adjustment from 6/30/25			47,570.29	-2.10		
Fund Balance (Deficit) Beginning of Fiscal Year			52,004.00	667,030.38	719,034.38	
Fund Balance (Deficit) Month End	\$ (34,736.08)	\$ 3,065.67	\$ 314,351.56	\$ 688,726.76	\$ 1,003,078.32	