



October YTD 2024

BALANCE SHEET COMPARISON

	10/31/2024		1/1/2024
ASSETS			
Cash		\$544,221	\$1,031,497
Investments		\$1,450,756	\$1,333,357
Total Other Assets		\$1,458,036	\$1,441,719
Total Assets		\$3,453,013	\$3,806,573
RESERVES			
Master Restricted	\$933,732		\$999,766
Parcel 1 Reserve	\$255,741		\$266,301
Total Reserve		\$1,189,473	\$1,266,067
EQUITY			
Pre-Paid Assessments			\$130,596
Prior Year Equity	\$2,079,739		\$2,611,411
Net Income (Loss)	\$183,801		(\$201,501)
Total Equity		\$2,263,540	\$2,540,506
Total Liability/Equity		\$3,453,013	\$3,806,573
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MEMBER EQUITY		\$615	\$690

RESERVE ACCOUNT EXPENSES

10/31/2023			10/31/2024
Balance	Deposits	Withdrawals	Balance
\$266,301		\$10,560	\$255,741
\$999,766	\$371,914	\$437,948	\$933,732
\$1,266,067	\$371,914	\$448,508	\$1,189,473

Fence & Wall Paint and Repair	\$161,288
Culverts	\$62,210
Community Center	\$48,387
Irrigation	\$32,805
Landscape	\$34,835
Tree Trimming	\$20,455
Storm Drains	\$13,928
Wall Repair (Dixileta)	\$13,336
Parking Lot	\$12,670
Wash Basins	\$11,350
Remove Stucco - Mailboxes	\$10,005
Drain Pipe	\$7,340
Maintenance Yard Repair	\$7,614
Signs	\$4,087
Back Flow	\$4,201
	\$444,511

October YTD 2024

BUDGET 2024

	Actual YTD Oct	Budget YTD Oct
REVENUE		
Assessments	\$1,182,378	\$986,833
Parcel 31D	\$2,117	\$1,800
Parcel 1	\$29,520	\$24,800
Total Assessments	\$1,214,015	\$1,013,433
Resale Fees	\$51,850	\$40,000
Interest Income	\$43,440	\$108,333
All Other Revenue	\$82,667	\$56,717
Total Revenue	\$1,391,972	\$1,218,483
EXPENSES		
Administration		
Salary, P/R Tax, Benef	\$311,794	\$339,499
Insurance	\$61,466	\$45,833
Fed & State Tax	\$20,156	\$42
Newsletter & Postage	\$16,524	\$11,667
All Other Admin Fees	\$61,828	\$66,846
Total Administration	\$471,768	\$463,887
UTILITIES		
Electricity	\$28,647	\$21,083
Water	\$60,002	\$69,667
All Other	\$11,345	\$10,834
Total Utilities	\$99,994	\$101,584
LANDSCAPE		
Contract	\$364,050	\$365,000
Storm Repair	\$25,676	\$0
Tree Service	\$46,026	\$41,667
All Other	\$43,269	\$65,657
Total Landscape	\$479,021	\$472,324
BUILDING		
	\$22,209	\$24,267
OFFICE		
Software	\$43,639	\$36,917
SOCIAL EVENTS		
Spring in the Park	\$10,469	\$3,333
4th of July	\$11,812	\$0
All Other Events	\$32,384	\$21,125
Total Social Events	\$54,665	\$24,458
Total Operating Expense	\$1,208,169	\$1,217,529
Average Monthly Operating Exp	\$120,817	\$121,753
TOTAL NET INCOME	\$183,802	\$954