

# Las Torres Homeowners Assoc

Income/Expense Statement  
Period: 12/01/17 to 12/31/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME:</b>								
06310	Resident Assessments	6,889.41	7,475.00	(585.59)	87,015.41	89,700.00	(2,684.59)	89,700.00
06350	Interest Income	22.87	.00	22.87	66.58	.00	66.58	.00
06351	Interest Income - Reserves	.00	.00	.00	24.33	.00	24.33	.00
06380	Other Income	330.85	.00	330.85	894.41	.00	894.41	.00
	Subtotal Income	7,243.13	7,475.00	(231.87)	88,000.73	89,700.00	(1,699.27)	89,700.00
<b>EXPENSES:</b>								
<b>Maintenance &amp; Repair</b>								
07001	MAINTENANCE & REPAIR	.00	125.00	125.00	5,750.82	1,500.00	(4,250.82)	1,500.00
07200	Contract Service	(6,165.42)	.00	6,165.42	1,960.00	.00	(1,960.00)	.00
07205	Pool - Contract Svc	.00	312.50	312.50	3,451.05	3,750.00	298.95	3,750.00
07210	Pest Control	.00	60.00	60.00	180.00	720.00	540.00	720.00
07250	Pool Cleaning	175.00	.00	(175.00)	175.00	.00	(175.00)	.00
07275	Flat Roof Maintenance	.00	41.63	41.63	.00	500.00	500.00	500.00
07400	Landscape Service	.00	2,000.00	2,000.00	22,398.46	24,000.00	1,601.54	24,000.00
07500	Tree Maintenance	.00	62.50	62.50	3,083.40	750.00	(2,333.40)	750.00
	Maintenance & Repair	(5,990.42)	2,601.63	8,592.05	36,998.73	31,220.00	(5,778.73)	31,220.00
<b>Parts &amp; Supplies</b>								
08001	Pool Chemicals/Supplies	124.30	83.37	(40.93)	332.08	1,000.00	667.92	1,000.00
08010	Pool Repairs	.00	25.00	25.00	1,070.18	300.00	(770.18)	300.00
08200	Irrigation Supplies	.00	16.63	16.63	.00	200.00	200.00	200.00
08300	Landscape Material	.00	41.63	41.63	.00	500.00	500.00	500.00
08301	Trees, Plants and Supplies	.00	41.63	41.63	.00	500.00	500.00	500.00
	Parts & Supplies	124.30	208.26	83.96	1,402.26	2,500.00	1,097.74	2,500.00
<b>Utilities</b>								
08500	UTILITIES	.00	.00	.00	464.62	.00	(464.62)	.00
08600	Electric	.00	491.63	491.63	4,790.70	5,900.00	1,109.30	5,900.00
08650	Water - Hum Irrigation	461.00	146.88	(314.12)	2,852.84	1,763.00	(1,089.84)	1,763.00
08655	Water - Pool Meter	138.33	235.38	97.05	3,538.36	2,825.00	(713.36)	2,825.00
08660	Water - Sun Irrigation	83.52	118.75	35.23	2,520.12	1,425.00	(1,095.12)	1,425.00
08680	Trash Disposal Service	.00	235.00	235.00	2,820.00	2,820.00	.00	2,820.00
08685	Gas/Propane	.00	339.37	339.37	2,832.46	4,072.00	1,239.54	4,072.00
	Utilities	682.85	1,567.01	884.16	19,819.10	18,805.00	(1,014.10)	18,805.00
<b>Administrative Expenses</b>								
09100	Income Tax	.00	4.13	4.13	50.00	50.00	.00	50.00
09105	Audit/Tax Prep	.00	62.50	62.50	750.00	750.00	.00	750.00

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Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
09110	Permits & Licenses	.00	41.25	41.25	595.00	495.00	(100.00)	495.00
09235	Annual Report	.00	.00	.00	10.00	.00	(10.00)	.00
09250	Bank Charges	.00	.00	.00	20.00	.00	(20.00)	.00
09260	Coupons	141.25	.00	(141.25)	141.25	.00	(141.25)	.00
09275	Insurance	.00	533.37	533.37	6,719.00	6,400.00	(319.00)	6,400.00
09300	Legal Services	.00	83.37	83.37	(42.00)	1,000.00	1,042.00	1,000.00
09500	Management Service	820.00	700.00	(120.00)	9,922.88	8,400.00	(1,522.88)	8,400.00
09800	Postage / Copies	14.99	15.00	.01	224.37	180.00	(44.37)	180.00
09900	Miscellaneous	.00	.00	.00	2,650.16	.00	(2,650.16)	.00
	Administrative Expenses	976.24	1,439.62	463.38	21,040.66	17,275.00	(3,765.66)	17,275.00
<b>Reserves</b>								
09950	Reserves	.00	.00	.00	7,354.37	.00	(7,354.37)	.00
09951	Repair/Replace Reserve Cont	.00	1,300.00	1,300.00	5,709.00	15,600.00	9,891.00	15,600.00
09952	Operating Reserve Contrib	.00	400.00	400.00	1,376.00	4,800.00	3,424.00	4,800.00
09953	Operating Reserve Interest	.00	.00	.00	2.77	.00	(2.77)	.00
09954	Repair/Replace Reserve Int	.00	.00	.00	.50	.00	(.50)	.00
	Reserves	.00	1,700.00	1,700.00	14,442.64	20,400.00	5,957.36	20,400.00
	TOTAL EXPENSES	(4,207.03)	7,516.52	11,723.55	93,703.39	90,200.00	(3,503.39)	90,200.00
	Current Yr Net Income/(loss)	11,450.16	(41.52)	11,491.68	(5,702.66)	(500.00)	(5,202.66)	(500.00)
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