



Financial Report Package
April 2025

Prepared for
CANDLEWOOD ESTATES HOA
by
So Cal Property Enterprises, Inc.

Operating Funds:	\$23,439.88
Petty Cash Fund:	\$500.00
Total Reserve Funds:	\$150,372.06
Accounts Receivable:	\$111.00
Prepaid Assessments:	\$5,972.00
Reserve Contributions: Funded through April 2025	

HOMEOWNER ACCOUNT CODE KEY
-P = Previous Owner Account
-A = Current Owner Account w/Attorney
-PA = Previous Owner Account w/Attorney

**Balance Sheet - Operating**

Candlewood Estates HOA

End Date: 04/30/2025

Date: 5/6/2025

Time: 1:12 pm

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Assets

Operating Funds

10-1010-00 Enterprise Bank & Trust Checking	\$23,439.88
10-1030-00 Petty Cash Fund	500.00

Total Operating Funds:		\$23,939.88
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Reserve Funds

11-1042-00 Wells Fargo Bank Reserve	150,372.06
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Total Reserve Funds:		\$150,372.06
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Accounts Receivable

12-1210-00 Accounts Receivable	111.00
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Total Accounts Receivable:		\$111.00
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Total Assets:**\$174,422.94****Liabilities & Equity**

Liabilities

20-2020-00 Prepaid Assessments	5,972.00
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Total Liabilities:		\$5,972.00
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Reserve Liabilities

36-3660-00 Reserve - Gates / Operators / Entry System	(12,095.06)
36-3710-00 Reserve - Landscape /Irrigation /Trees	20,808.92
36-3720-00 Reserve - Lighting/Electrical	18,580.39
36-3760-00 Reserve - Painting	12,760.15
36-3790-00 Reserve - Roofing	(34,695.06)
36-3820-00 Reserve - Streets/Paving	29,883.27
36-3825-00 Reserve - Asphalt/Paving	24,264.40
36-3830-00 Reserve - Pool/Spa	9,800.37
36-3840-00 Reserve - Fencing-Wrought Iron	17,648.33
36-3896-00 Reserve - Plumbing/Mechanical	15,736.25
36-3918-00 Reserve - Other/Miscellaneous	33,065.58
36-3920-00 Reserve - Contingency	15,629.74
36-3921-00 Reserve - Interest Allocation	223.58

Total Reserve Liabilities:		\$151,610.86
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Equity

39-3960-00 Equity as of PFY End	8,777.63
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Total Equity:		\$8,777.63
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Net Income Gain / Loss

8,062.45

\$8,062.45

Total Liabilities & Equity:**\$174,422.94**



Income Statement - Operating

Candlewood Estates HOA

04/30/2025

Date: 5/6/2025

Time: 1:12 pm

Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
4010-00 Assessments	\$26,600.00	\$26,600.00	\$-	\$186,200.00	\$186,200.00	\$-	\$319,200.00
4020-00 Returned Item/NSF Fee	-	-	-	25.00	-	25.00	-
4025-00 Collection Reimbursement	-	-	-	625.00	-	625.00	-
4050-00 Remotes/Fobs	-	-	-	(75.00)	-	(75.00)	-
4130-00 Interest	1.18	-	1.18	8.69	-	8.69	-
4140-00 Late Charge	152.00	-	152.00	2,321.00	-	2,321.00	-
4230-00 Violation Fines	50.00	-	50.00	275.00	-	275.00	-
Total Income	\$26,803.18	\$26,600.00	\$203.18	\$189,379.69	\$186,200.00	\$3,179.69	\$319,200.00
Total OPERATING INCOME	\$26,803.18	\$26,600.00	\$203.18	\$189,379.69	\$186,200.00	\$3,179.69	\$319,200.00
OPERATING EXPENSE							
Utilities							
5020-00 Electricity	575.72	725.00	149.28	4,483.88	5,075.00	591.12	8,700.00
5030-00 Gas	5.33	291.67	286.34	36.75	2,041.69	2,004.94	3,500.00
5040-00 Refuse/Disposal	3,371.03	3,210.50	(160.53)	23,707.45	22,473.50	(1,233.95)	38,526.00
5060-00 Telephone/Internet	141.25	150.00	8.75	988.70	1,050.00	61.30	1,800.00
5070-00 Water/Sewer	2,592.14	3,260.00	667.86	24,099.59	22,820.00	(1,279.59)	39,120.00
Total Utilities	\$6,685.47	\$7,637.17	\$951.70	\$53,316.37	\$53,460.19	\$143.82	\$91,646.00
Land Maintenance							
5510-00 Landscape Service	960.00	1,100.00	140.00	6,720.00	7,700.00	980.00	13,200.00
5540-00 Landscape Supplies/Extras	193.50	208.33	14.83	3,189.50	1,458.31	(1,731.19)	2,500.00
5560-00 Irrigation Repairs/Supplies	-	91.67	91.67	233.75	641.69	407.94	1,100.00
Total Land Maintenance	\$1,153.50	\$1,400.00	\$246.50	\$10,143.25	\$9,800.00	(\$343.25)	\$16,800.00
Pool/Spa Maintenance							
6010-00 Pool/Spa Service	345.00	350.00	5.00	2,415.00	2,450.00	35.00	4,200.00
6060-00 Pool/Spa Maint/Repairs	1,150.00	125.00	(1,025.00)	1,420.00	875.00	(545.00)	1,500.00
6130-00 Pool Gate Access System	-	-	-	390.00	-	(390.00)	-
Total Pool/Spa Maintenance	\$1,495.00	\$475.00	(\$1,020.00)	\$4,225.00	\$3,325.00	(\$900.00)	\$5,700.00
Common Area/Maintenance							
7040-00 Janitorial Service	2,800.00	1,450.00	(1,350.00)	9,800.00	10,150.00	350.00	17,400.00
7090-00 Janitorial Supplies	-	5.83	5.83	-	40.81	40.81	70.00
7150-00 Roof Maint/Repairs	450.50	416.67	(33.83)	1,445.50	2,916.69	1,471.19	5,000.00
8025-00 Fire Extinguishers	-	33.33	33.33	-	233.31	233.31	400.00
8050-00 Maintenance/Repairs	-	833.33	833.33	3,070.97	5,833.31	2,762.34	10,000.00
8070-00 Lighting Repairs/Maint/Supply	-	16.67	16.67	386.53	116.69	(269.84)	200.00
8110-00 Pest Control/Rodent/Termite	474.00	666.67	192.67	4,586.00	4,666.69	80.69	8,000.00
8120-00 Plumbing Maint/Repairs	-	208.33	208.33	-	1,458.31	1,458.31	2,500.00
8130-00 Gates & Fences Maint/Repairs	-	166.67	166.67	2,682.91	1,166.69	(1,516.22)	2,000.00
8835-00 Vendor Bonuses	-	-	-	600.00	-	(600.00)	-
Total Common Area/Maintenance	\$3,724.50	\$3,797.50	\$73.00	\$22,571.91	\$26,582.50	\$4,010.59	\$45,570.00
Administration							
9020-00 Audit/Tax Prep	-	133.33	133.33	1,240.00	933.31	(306.69)	1,600.00
9025-00 Collection Expense	375.00	-	(375.00)	750.00	-	(750.00)	-
9090-00 Licenses/Fees/Permits	-	37.50	37.50	45.00	262.50	217.50	450.00
9110-00 Property/Liability Insurance	-	1,883.33	1,883.33	9,786.00	13,183.31	3,397.31	22,600.00
9111-00 Umbrella Insurance	-	125.00	125.00	-	875.00	875.00	1,500.00
9112-00 Work Comp Insurance	-	31.25	31.25	-	218.75	218.75	375.00
9113-00 D&O Insurance	-	98.33	98.33	-	688.31	688.31	1,180.00
9114-00 Fidelity/Crime Insurance	-	41.83	41.83	-	292.81	292.81	502.00
9117-00 Insurance Deductible	-	-	-	3,844.46	-	(3,844.46)	-
9120-00 Legal Service	-	50.00	50.00	-	350.00	350.00	600.00
9130-00 Management Service	2,184.00	2,184.00	-	15,288.00	15,288.00	-	26,208.00
9135-00 Management Extras	-	-	-	(125.00)	-	125.00	-
9142-00 Election Inspector Service	-	66.67	66.67	-	466.69	466.69	800.00
9170-00 Reserve Study	-	100.00	100.00	-	700.00	700.00	1,200.00
9195-00 1099 Prep & Filing	450.00	-	(450.00)	450.00	-	(450.00)	-
Total Administration	\$3,009.00	\$4,751.24	\$1,742.24	\$31,278.46	\$33,258.68	\$1,980.22	\$57,015.00
Reserve Allocations							



Income Statement - Operating Candlewood Estates HOA 04/30/2025

Date:	5/6/2025
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
9710-00 Reserve - Landscape /Irrigation /Trees	\$572.08	\$572.08	\$-	\$4,004.56	\$4,004.56	\$-	\$6,865.00
9720-00 Reserve - Lighting/Electrical	162.25	162.25	-	1,135.75	1,135.75	-	1,947.00
9760-00 Reserve - Painting	325.33	325.33	-	2,277.31	2,277.31	-	3,904.00
9790-00 Reserve - Roofing	2,190.33	2,190.33	-	15,332.31	15,332.31	-	26,284.00
9820-00 Reserve - Streets/Paving	1,692.42	1,692.42	-	11,846.94	11,846.94	-	20,309.00
9830-00 Reserve - Pool/Spa	527.75	527.75	-	3,694.25	3,694.25	-	6,333.00
9840-00 Reserve - Fencing-Wrought Iron	392.83	392.83	-	2,749.81	2,749.81	-	4,714.00
9896-00 Reserve - Plumbing/Mechanical	284.33	284.33	-	1,990.31	1,990.31	-	3,412.00
9918-00 Reserve - Other/Miscellaneous	2,097.17	2,097.17	-	14,680.19	14,680.19	-	25,166.00
9920-00 Reserve - Contingency	294.59	294.58	(0.01)	2,062.13	2,062.06	(0.07)	3,535.00
9921-00 Reserve - Interest Allocation	1.18	-	(1.18)	8.69	-	(8.69)	-
Total Reserve Allocations	\$8,540.26	\$8,539.07	(\$1.19)	\$59,782.25	\$59,773.49	(\$8.76)	\$102,469.00
Total OPERATING EXPENSE	\$24,607.73	\$26,599.98	\$1,992.25	\$181,317.24	\$186,199.86	\$4,882.62	\$319,200.00
Net Income:	\$2,195.45	\$0.02	\$2,195.43	\$8,062.45	\$0.14	\$8,062.31	\$0.00



Budget Spread Report - Operating

Candlewood Estates HOA

End Date: 4/30/2025

Date: 5/6/2025
Time: 1:12 pm
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Description	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	YTD	Annual Budget
OPERATING INCOME														
Income														
4010-00 Assessments														
Budget	26,600.00	26,600.00	26,600.00	26,600.00	26,600.00	26,600.00	26,600.00	-	-	-	-	-	186,200.00	319,200.00
Actual	26,600.00	26,600.00	26,600.00	26,600.00	26,600.00	26,600.00	26,600.00	-	-	-	-	-	186,200.00	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4020-00 Returned Item/NSF Fee														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	25.00	-	-	-	-	-	-	-	-	-	-	-	-
Variance	-	25.00	-	-	-	-	-	-	-	-	-	-	25.00	25.00
4025-00 Collection Reimbursement														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	125.00	125.00	-	375.00	-	-	-	-	-	-	625.00	625.00
Variance	-	-	125.00	125.00	-	375.00	-	-	-	-	-	-	625.00	625.00
4050-00 Remotes/Fobs														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	(75.00)	-	-	-	-	-	-	-	-	-	-	(75.00)	(75.00)
Variance	-	(75.00)	-	-	-	-	-	-	-	-	-	-	(75.00)	(75.00)
4130-00 Interest														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	1.48	1.09	1.24	-	2.49	1.21	1.18	-	-	-	-	-	8.69	8.69
Variance	1.48	1.09	1.24	-	2.49	1.21	1.18	-	-	-	-	-	8.69	8.69
4140-00 Late Charge														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	421.00	456.00	380.00	304.00	380.00	228.00	152.00	-	-	-	-	-	2,321.00	2,321.00
Variance	421.00	456.00	380.00	304.00	380.00	228.00	152.00	-	-	-	-	-	2,321.00	2,321.00
4230-00 Violation Fines														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	25.00	-	-	100.00	-	100.00	50.00	-	-	-	-	-	275.00	275.00
Variance	25.00	-	-	100.00	-	100.00	50.00	-	-	-	-	-	275.00	275.00
Total 40 - Income														
Budget	26,600.00	26,600.00	26,600.00	26,600.00	26,600.00	26,600.00	26,600.00	0.00	0.00	0.00	0.00	0.00	186,200.00	319,200.00
Actual	27,047.48	27,007.09	27,106.24	27,129.00	26,982.49	27,304.21	26,803.18	0.00	0.00	0.00	0.00	0.00	189,379.69	
Variance	447.48	407.09	506.24	529.00	382.49	704.21	203.18	0.00	0.00	0.00	0.00	0.00	3,179.69	3,179.69
Total OPERATING INCOME														
Budget	26,600.00	26,600.00	26,600.00	26,600.00	26,600.00	26,600.00	26,600.00	0.00	0.00	0.00	0.00	0.00	186,200.00	319,200.00
Actual	27,047.48	27,007.09	27,106.24	27,129.00	26,982.49	27,304.21	26,803.18	0.00	0.00	0.00	0.00	0.00	189,379.69	
Variance	447.48	407.09	506.24	529.00	382.49	704.21	203.18	0.00	0.00	0.00	0.00	0.00	3,179.69	3,179.69
OPERATING EXPENSE														



Budget Spread Report - Operating

Candlewood Estates HOA

End Date: 4/30/2025

Date: 5/6/2025

Time: 1:12 pm

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Description	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	YTD	Annual Budget
Utilities														
5020-00 Electricity														
Budget	725.00	725.00	725.00	725.00	725.00	725.00	725.00	-	-	-	-	-	5,075.00	8,700.00
Actual	789.18	385.98	645.89	1,366.15	-	720.96	575.72	-	-	-	-	-	4,483.88	
Variance	(64.18)	339.02	79.11	(641.15)	725.00	4.04	149.28	-	-	-	-	-	591.12	
5030-00 Gas														
Budget	291.67	291.67	291.67	291.67	291.67	291.67	291.67	-	-	-	-	-	2,041.69	3,500.00
Actual	4.98	-	10.81	5.50	4.98	5.15	5.33	-	-	-	-	-	36.75	
Variance	286.69	291.67	280.86	286.17	286.69	286.52	286.34	-	-	-	-	-	2,004.94	
5040-00 Refuse/Disposal														
Budget	3,210.50	3,210.50	3,210.50	3,210.50	3,210.50	3,210.50	3,210.50	-	-	-	-	-	22,473.50	38,526.00
Actual	3,371.03	3,371.03	3,371.03	3,481.27	3,371.03	3,371.03	3,371.03	-	-	-	-	-	23,707.45	
Variance	(160.53)	(160.53)	(160.53)	(270.77)	(160.53)	(160.53)	(160.53)	-	-	-	-	-	(1,233.95)	
5060-00 Telephone/Internet														
Budget	150.00	150.00	150.00	150.00	150.00	150.00	150.00	-	-	-	-	-	1,050.00	1,800.00
Actual	141.24	141.24	141.24	141.24	141.24	141.25	141.25	-	-	-	-	-	988.70	
Variance	8.76	8.76	8.76	8.76	8.76	8.75	8.75	-	-	-	-	-	61.30	
5070-00 Water/Sewer														
Budget	3,260.00	3,260.00	3,260.00	3,260.00	3,260.00	3,260.00	3,260.00	-	-	-	-	-	22,820.00	39,120.00
Actual	3,250.02	3,558.16	3,923.83	3,804.30	3,676.58	3,294.56	2,592.14	-	-	-	-	-	24,099.59	
Variance	9.98	(298.16)	(663.83)	(544.30)	(416.58)	(34.56)	667.86	-	-	-	-	-	(1,279.59)	
Total 50 - Utilities														
Budget	7,637.17	7,637.17	7,637.17	7,637.17	7,637.17	7,637.17	7,637.17	0.00	0.00	0.00	0.00	0.00	53,460.19	91,646.00
Actual	7,556.45	7,456.41	8,092.80	8,798.46	7,193.83	7,532.95	6,685.47	0.00	0.00	0.00	0.00	0.00	53,316.37	
Variance	80.72	180.76	(455.63)	(1,161.29)	443.34	104.22	951.70	0.00	0.00	0.00	0.00	0.00	143.82	
Land Maintenance														
5510-00 Landscape Service														
Budget	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	-	-	-	-	-	7,700.00	13,200.00
Actual	960.00	-	960.00	1,920.00	960.00	960.00	960.00	-	-	-	-	-	6,720.00	
Variance	140.00	1,100.00	140.00	(820.00)	140.00	140.00	140.00	-	-	-	-	-	980.00	
5540-00 Landscape Supplies/Extras														
Budget	208.33	208.33	208.33	208.33	208.33	208.33	208.33	-	-	-	-	-	1,458.31	2,500.00
Actual	-	894.50	311.50	90.00	1,700.00	-	193.50	-	-	-	-	-	3,189.50	
Variance	208.33	(686.17)	(103.17)	118.33	(1,491.67)	208.33	14.83	-	-	-	-	-	(1,731.19)	
5560-00 Irrigation Repairs/Supplies														
Budget	91.67	91.67	91.67	91.67	91.67	91.67	91.67	-	-	-	-	-	641.69	1,100.00
Actual	-	143.75	-	90.00	-	-	-	-	-	-	-	-	233.75	
Variance	91.67	(52.08)	91.67	1.67	91.67	91.67	91.67	-	-	-	-	-	407.94	
Total 55 - Land Maintenance														
Budget	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	0.00	0.00	0.00	0.00	0.00	9,800.00	16,800.00



Budget Spread Report - Operating

Candlewood Estates HOA

End Date: 4/30/2025

Date: 5/6/2025

Time: 1:12 pm

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Description	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	YTD	Annual Budget
Actual	960.00	1,038.25	1,271.50	2,100.00	2,660.00	960.00	1,153.50	0.00	0.00	0.00	0.00	0.00	10,143.25	
Variance	440.00	361.75	128.50	(700.00)	(1,260.00)	440.00	246.50	0.00	0.00	0.00	0.00	0.00	(343.25)	
Pool/Spa Maintenance														
6010-00 Pool/Spa Service														
Budget	350.00	350.00	350.00	350.00	350.00	350.00	350.00	-	-	-	-	-	2,450.00	4,200.00
Actual	345.00	345.00	345.00	345.00	345.00	345.00	345.00	-	-	-	-	-	2,415.00	
Variance	5.00	5.00	5.00	5.00	5.00	5.00	5.00	-	-	-	-	-	35.00	
6060-00 Pool/Spa Maint/Repairs														
Budget	125.00	125.00	125.00	125.00	125.00	125.00	125.00	-	-	-	-	-	875.00	1,500.00
Actual	-	-	-	-	175.00	95.00	1,150.00	-	-	-	-	-	1,420.00	
Variance	125.00	125.00	125.00	125.00	(50.00)	30.00	(1,025.00)	-	-	-	-	-	(545.00)	
6130-00 Pool Gate Access System														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	390.00	-	-	-	-	-	-	-	-	390.00	
Variance	-	-	-	(390.00)	-	-	-	-	-	-	-	-	(390.00)	
Total 60 - Pool/Spa Maintenance														
Budget	475.00	475.00	475.00	475.00	475.00	475.00	475.00	0.00	0.00	0.00	0.00	0.00	3,325.00	5,700.00
Actual	345.00	345.00	345.00	735.00	520.00	440.00	1,495.00	0.00	0.00	0.00	0.00	0.00	4,225.00	
Variance	130.00	130.00	130.00	(260.00)	(45.00)	35.00	(1,020.00)	0.00	0.00	0.00	0.00	0.00	(900.00)	
Common Area/Maintenance														
7040-00 Janitorial Service														
Budget	1,450.00	1,450.00	1,450.00	1,450.00	1,450.00	1,450.00	1,450.00	-	-	-	-	-	10,150.00	17,400.00
Actual	1,400.00	-	1,400.00	2,800.00	-	1,400.00	2,800.00	-	-	-	-	-	9,800.00	
Variance	50.00	1,450.00	50.00	(1,350.00)	1,450.00	50.00	(1,350.00)	-	-	-	-	-	350.00	
7090-00 Janitorial Supplies														
Budget	5.83	5.83	5.83	5.83	5.83	5.83	5.83	-	-	-	-	-	40.81	70.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	5.83	5.83	5.83	5.83	5.83	5.83	5.83	-	-	-	-	-	40.81	
7150-00 Roof Maint/Repairs														
Budget	416.67	416.67	416.67	416.67	416.67	416.67	416.67	-	-	-	-	-	2,916.69	5,000.00
Actual	-	-	-	-	995.00	-	450.50	-	-	-	-	-	1,445.50	
Variance	416.67	416.67	416.67	416.67	(578.33)	416.67	(33.83)	-	-	-	-	-	1,471.19	
8025-00 Fire Extinguishers														
Budget	33.33	33.33	33.33	33.33	33.33	33.33	33.33	-	-	-	-	-	233.31	400.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	33.33	33.33	33.33	33.33	33.33	33.33	33.33	-	-	-	-	-	233.31	
8050-00 Maintenance/Repairs														
Budget	833.33	833.33	833.33	833.33	833.33	833.33	833.33	-	-	-	-	-	5,833.31	10,000.00
Actual	565.00	-	410.79	2,095.18	-	-	-	-	-	-	-	-	3,070.97	
Variance	268.33	833.33	422.54	(1,261.85)	833.33	833.33	833.33	-	-	-	-	-	2,762.34	



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8070-00 Lighting Repairs/Maint/Supply														
Budget	16.67	16.67	16.67	16.67	16.67	16.67	16.67	-	-	-	-	-	116.69	200.00
Actual	-	-	-	386.53	-	-	-	-	-	-	-	-	386.53	
Variance	16.67	16.67	16.67	(369.86)	16.67	16.67	16.67	-	-	-	-	-	(269.84)	
8110-00 Pest Control/Rodent/Termite														
Budget	666.67	666.67	666.67	666.67	666.67	666.67	666.67	-	-	-	-	-	4,666.69	8,000.00
Actual	1,770.00	460.00	-	934.00	474.00	474.00	474.00	-	-	-	-	-	4,586.00	
Variance	(1,103.33)	206.67	666.67	(267.33)	192.67	192.67	192.67	-	-	-	-	-	80.69	
8120-00 Plumbing Maint/Repairs														
Budget	208.33	208.33	208.33	208.33	208.33	208.33	208.33	-	-	-	-	-	1,458.31	2,500.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	208.33	208.33	208.33	208.33	208.33	208.33	208.33	-	-	-	-	-	1,458.31	
8130-00 Gates & Fences Maint/Repairs														
Budget	166.67	166.67	166.67	166.67	166.67	166.67	166.67	-	-	-	-	-	1,166.69	2,000.00
Actual	-	-	1,392.16	1,070.75	220.00	-	-	-	-	-	-	-	2,682.91	
Variance	166.67	166.67	(1,225.49)	(904.08)	(53.33)	166.67	166.67	-	-	-	-	-	(1,516.22)	
8835-00 Vendor Bonuses														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	600.00	-	-	-	-	-	-	-	-	-	600.00	
Variance	-	-	(600.00)	-	-	-	-	-	-	-	-	-	(600.00)	
Total 80 - Common Area/Maintenance														
Budget	3,797.50	3,797.50	3,797.50	3,797.50	3,797.50	3,797.50	3,797.50	0.00	0.00	0.00	0.00	0.00	26,582.50	45,570.00
Actual	3,735.00	460.00	3,802.95	7,286.46	1,689.00	1,874.00	3,724.50	0.00	0.00	0.00	0.00	0.00	22,571.91	
Variance	62.50	3,337.50	(5.45)	(3,488.96)	2,108.50	1,923.50	73.00	0.00	0.00	0.00	0.00	0.00	4,010.59	
Administration														
9020-00 Audit/Tax Prep														
Budget	133.33	133.33	133.33	133.33	133.33	133.33	133.33	-	-	-	-	-	933.31	1,600.00
Actual	-	-	-	-	-	1,240.00	-	-	-	-	-	-	1,240.00	
Variance	133.33	133.33	133.33	133.33	133.33	(1,106.67)	133.33	-	-	-	-	-	(306.69)	
9025-00 Collection Expense														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	125.00	-	-	125.00	125.00	-	375.00	-	-	-	-	-	750.00	
Variance	(125.00)	-	-	(125.00)	(125.00)	-	(375.00)	-	-	-	-	-	(750.00)	
9090-00 Licenses/Fees/Permits														
Budget	37.50	37.50	37.50	37.50	37.50	37.50	37.50	-	-	-	-	-	262.50	450.00
Actual	-	-	40.00	-	-	5.00	-	-	-	-	-	-	45.00	
Variance	37.50	37.50	(2.50)	37.50	37.50	32.50	37.50	-	-	-	-	-	217.50	
9110-00 Property/Liability Insurance														
Budget	1,883.33	1,883.33	1,883.33	1,883.33	1,883.33	1,883.33	1,883.33	-	-	-	-	-	13,183.31	22,600.00
Actual	1,957.20	1,957.20	1,957.20	-	1,957.20	1,957.20	-	-	-	-	-	-	9,786.00	
Variance	(73.87)	(73.87)	(73.87)	1,883.33	(73.87)	(73.87)	1,883.33	-	-	-	-	-	3,397.31	



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9111-00 Umbrella Insurance														
Budget	125.00	125.00	125.00	125.00	125.00	125.00	125.00	-	-	-	-	-	875.00	1,500.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	125.00	125.00	125.00	125.00	125.00	125.00	125.00	-	-	-	-	-	875.00	-
9112-00 Work Comp Insurance														
Budget	31.25	31.25	31.25	31.25	31.25	31.25	31.25	-	-	-	-	-	218.75	375.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	31.25	31.25	31.25	31.25	31.25	31.25	31.25	-	-	-	-	-	218.75	-
9113-00 D&O Insurance														
Budget	98.33	98.33	98.33	98.33	98.33	98.33	98.33	-	-	-	-	-	688.31	1,180.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	98.33	98.33	98.33	98.33	98.33	98.33	98.33	-	-	-	-	-	688.31	-
9114-00 Fidelity/Crime Insurance														
Budget	41.83	41.83	41.83	41.83	41.83	41.83	41.83	-	-	-	-	-	292.81	502.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	41.83	41.83	41.83	41.83	41.83	41.83	41.83	-	-	-	-	-	292.81	-
9117-00 Insurance Deductible														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	3,844.46	-	-	-	-	-	-	-	-	-	-	-	3,844.46	-
Variance	(3,844.46)	-	-	-	-	-	-	-	-	-	-	-	(3,844.46)	-
9120-00 Legal Service														
Budget	50.00	50.00	50.00	50.00	50.00	50.00	50.00	-	-	-	-	-	350.00	600.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	50.00	50.00	50.00	50.00	50.00	50.00	50.00	-	-	-	-	-	350.00	-
9130-00 Management Service														
Budget	2,184.00	2,184.00	2,184.00	2,184.00	2,184.00	2,184.00	2,184.00	-	-	-	-	-	15,288.00	26,208.00
Actual	1,680.00	2,688.00	2,184.00	2,184.00	2,184.00	2,184.00	2,184.00	-	-	-	-	-	15,288.00	-
Variance	504.00	(504.00)	-	-	-	-	-	-	-	-	-	-	-	-
9135-00 Management Extras														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	(125.00)	-	-	-	-	-	-	-	-	-	(125.00)	-
Variance	-	-	125.00	-	-	-	-	-	-	-	-	-	125.00	-
9142-00 Election Inspector Service														
Budget	66.67	66.67	66.67	66.67	66.67	66.67	66.67	-	-	-	-	-	466.69	800.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	66.67	66.67	66.67	66.67	66.67	66.67	66.67	-	-	-	-	-	466.69	-
9170-00 Reserve Study														
Budget	100.00	100.00	100.00	100.00	100.00	100.00	100.00	-	-	-	-	-	700.00	1,200.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	100.00	100.00	100.00	100.00	100.00	100.00	100.00	-	-	-	-	-	700.00	-
9195-00 1099 Prep & Filing														



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Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	-	-	450.00	-	-	-	-	-	450.00	-
Variance	-	-	-	-	-	-	(450.00)	-	-	-	-	-	(450.00)	-
Total 90 - Administration														
Budget	4,751.24	4,751.24	4,751.24	4,751.24	4,751.24	4,751.24	4,751.24	0.00	0.00	0.00	0.00	0.00	33,258.68	57,015.00
Actual	7,606.66	4,645.20	4,056.20	2,309.00	4,266.20	5,386.20	3,009.00	0.00	0.00	0.00	0.00	0.00	31,278.46	-
Variance	(2,855.42)	106.04	695.04	2,442.24	485.04	(634.96)	1,742.24	0.00	0.00	0.00	0.00	0.00	1,980.22	-
Reserve Allocations														
9710-00 Reserve - Landscape /Irrigation /Trees														
Budget	572.08	572.08	572.08	572.08	572.08	572.08	572.08	-	-	-	-	-	4,004.56	6,865.00
Actual	572.08	572.08	572.08	572.08	572.08	572.08	572.08	-	-	-	-	-	4,004.56	-
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9720-00 Reserve - Lighting/Electrical														
Budget	162.25	162.25	162.25	162.25	162.25	162.25	162.25	-	-	-	-	-	1,135.75	1,947.00
Actual	162.25	162.25	162.25	162.25	162.25	162.25	162.25	-	-	-	-	-	1,135.75	-
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9760-00 Reserve - Painting														
Budget	325.33	325.33	325.33	325.33	325.33	325.33	325.33	-	-	-	-	-	2,277.31	3,904.00
Actual	325.33	325.33	325.33	325.33	325.33	325.33	325.33	-	-	-	-	-	2,277.31	-
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9790-00 Reserve - Roofing														
Budget	2,190.33	2,190.33	2,190.33	2,190.33	2,190.33	2,190.33	2,190.33	-	-	-	-	-	15,332.31	26,284.00
Actual	2,190.33	2,190.33	2,190.33	2,190.33	2,190.33	2,190.33	2,190.33	-	-	-	-	-	15,332.31	-
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9820-00 Reserve - Streets/Paving														
Budget	1,692.42	1,692.42	1,692.42	1,692.42	1,692.42	1,692.42	1,692.42	-	-	-	-	-	11,846.94	20,309.00
Actual	1,692.42	1,692.42	1,692.42	1,692.42	1,692.42	1,692.42	1,692.42	-	-	-	-	-	11,846.94	-
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9830-00 Reserve - Pool/Spa														
Budget	527.75	527.75	527.75	527.75	527.75	527.75	527.75	-	-	-	-	-	3,694.25	6,333.00
Actual	527.75	527.75	527.75	527.75	527.75	527.75	527.75	-	-	-	-	-	3,694.25	-
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9840-00 Reserve - Fencing-Wrought Iron														
Budget	392.83	392.83	392.83	392.83	392.83	392.83	392.83	-	-	-	-	-	2,749.81	4,714.00
Actual	392.83	392.83	392.83	392.83	392.83	392.83	392.83	-	-	-	-	-	2,749.81	-
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9896-00 Reserve - Plumbing/Mechanical														
Budget	284.33	284.33	284.33	284.33	284.33	284.33	284.33	-	-	-	-	-	1,990.31	3,412.00
Actual	284.33	284.33	284.33	284.33	284.33	284.33	284.33	-	-	-	-	-	1,990.31	-
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9918-00 Reserve - Other/Miscellaneous														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	-



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Budget	2,097.17	2,097.17	2,097.17	2,097.17	2,097.17	2,097.17	2,097.17	-	-	-	-	-	14,680.19	25,166.00
Actual	2,097.17	2,097.17	2,097.17	2,097.17	2,097.17	2,097.17	2,097.17	-	-	-	-	-	14,680.19	-
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9920-00 Reserve - Contingency														
Budget	294.58	294.58	294.58	294.58	294.58	294.58	294.58	-	-	-	-	-	2,062.06	3,535.00
Actual	294.59	294.59	294.59	294.59	294.59	294.59	294.59	-	-	-	-	-	2,062.13	-
Variance	(0.01)	(0.01)	(0.01)	(0.01)	(0.01)	(0.01)	(0.01)	-	-	-	-	-	(0.07)	-
9921-00 Reserve - Interest Allocation														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	1.48	1.09	1.24	-	2.49	1.21	1.18	-	-	-	-	-	8.69	-
Variance	(1.48)	(1.09)	(1.24)	-	(2.49)	(1.21)	(1.18)	-	-	-	-	-	(8.69)	-
Total 96 - Reserve Allocations														
Budget	8,539.07	8,539.07	8,539.07	8,539.07	8,539.07	8,539.07	8,539.07	0.00	0.00	0.00	0.00	0.00	59,773.49	102,469.00
Actual	8,540.56	8,540.17	8,540.32	8,539.08	8,541.57	8,540.29	8,540.26	0.00	0.00	0.00	0.00	0.00	59,782.25	-
Variance	(1.49)	(1.10)	(1.25)	(0.01)	(2.50)	(1.22)	(1.19)	0.00	0.00	0.00	0.00	0.00	(8.76)	-
Total OPERATING EXPENSE														
Budget	26,599.98	26,599.98	26,599.98	26,599.98	26,599.98	26,599.98	26,599.98	0.00	0.00	0.00	0.00	0.00	186,199.86	319,200.00
Actual	28,743.67	22,485.03	26,108.77	29,768.00	24,870.60	24,733.44	24,607.73	0.00	0.00	0.00	0.00	0.00	181,317.24	-
Variance	(2,143.69)	4,114.95	491.21	(3,168.02)	1,729.38	1,866.54	1,992.25	0.00	0.00	0.00	0.00	0.00	4,882.62	-
Net Income:														
Budget	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.00	0.00	0.00	0.00	0.00	0.14	-
Actual	(1,696.19)	4,522.06	997.47	(2,639.00)	2,111.89	2,570.77	2,195.45	0.00	0.00	0.00	0.00	0.00	8,062.45	-
Variance	1,696.21	(4,522.04)	(997.45)	2,639.02	(2,111.87)	(2,570.75)	(2,195.43)	0.00	0.00	0.00	0.00	0.00	(8,062.31)	-