

### DEPM- 3) Fund Income Statement

Portfolios: Horizon Heights COA

As of: Dec 2023

Accounting Basis: Cash

Fund Type: Operating

GL Account Map: Horizon Heights

Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>Income</b>								
<b>6000</b>	<b>INCOME</b>							
6310	COA Assessment	20,508.91	20,087.20	421.71	238,477.39	241,046.40	-2,569.01	241,046.40
6316	Utility Reimbursement	9,720.16	9,520.00	200.16	112,809.42	114,240.00	-1,430.58	114,240.00
6318	Streetlight Electric Reim	0.00	62.50	-62.50	869.65	750.00	119.65	750.00
6340	Late Fee Income	0.00	0.00	0.00	61.17	0.00	61.17	0.00
6360	Clubhouse Rental Income	25.00	0.00	25.00	300.00	0.00	300.00	0.00
6361	Clubhouse Garage Rental Income	25.00	0.00	25.00	25.00	0.00	25.00	0.00
6400	Violation Fee Income	450.00	0.00	450.00	2,113.00	0.00	2,113.00	0.00
6420	Single Family Homes	0.00	812.43	-812.43	8,668.80	9,749.27	-1,080.47	9,749.27
6430	Parking Income	0.00	0.00	0.00	100.00	0.00	100.00	0.00
6465	Keys/Cards	0.00	0.00	0.00	280.00	0.00	280.00	0.00
6481	Master Association Assessment	1,886.16	1,842.80	43.36	21,818.74	22,113.60	-294.86	22,113.60
6510	Reinvestment Fee	1,679.50	1,083.33	596.17	25,681.00	13,000.00	12,681.00	13,000.00
6910	Bank Interest Income	1.70	0.00	1.70	2,169.21	0.00	2,169.21	0.00
	<b>Total INCOME</b>	<b>34,296.43</b>	<b>33,408.26</b>	<b>888.17</b>	<b>413,373.38</b>	<b>400,899.27</b>	<b>12,474.11</b>	<b>400,899.27</b>
	<b>Total Operating Income</b>	<b>34,296.43</b>	<b>33,408.26</b>	<b>888.17</b>	<b>413,373.38</b>	<b>400,899.27</b>	<b>12,474.11</b>	<b>400,899.27</b>
<b>Expense</b>								
<b>7000</b>	<b>GENERAL &amp; ADMINISTRATIVE EXPENSE</b>							
7010	Management Fees	1,870.00	2,030.50	160.50	22,440.00	24,366.00	1,926.00	24,366.00
7011	Website/Portal	50.00	0.00	-50.00	600.00	0.00	-600.00	0.00
7160	Legal Fees	0.00	625.00	625.00	27.28	7,500.00	7,472.72	7,500.00
7260	Postage, Mail, Shipping	110.50	8.33	-102.17	1,326.00	100.00	-1,226.00	100.00
7280	Insurance	0.00	1,429.16	1,429.16	18,000.07	17,150.00	-850.07	17,150.00

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Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
7310	Master Association Assessment	0.00	1,842.80	1,842.80	20,197.70	22,113.60	1,915.90	22,113.60
7320	Office Supplies	26.79	8.33	-18.46	150.79	100.00	-50.79	100.00
7445	Tax Prep	0.00	20.83	20.83	0.00	250.00	250.00	250.00
7460	Community Events	0.00	83.33	83.33	0.00	1,000.00	1,000.00	1,000.00
	<b>Total GENERAL &amp; ADMINISTRATIVE EXPENSE</b>	<b>2,057.29</b>	<b>6,048.28</b>	<b>3,990.99</b>	<b>62,741.84</b>	<b>72,579.60</b>	<b>9,837.76</b>	<b>72,579.60</b>
<b>8200</b>	<b>POOL EXPENSE</b>							
8210	Pool Operation/ Maintenance/Supplies	0.00	1,020.83	1,020.83	10,278.31	12,250.00	1,971.69	12,250.00
8212	Pool Permit	0.00	29.58	29.58	405.00	355.00	-50.00	355.00
	<b>Total POOL EXPENSE</b>	<b>0.00</b>	<b>1,050.41</b>	<b>1,050.41</b>	<b>10,683.31</b>	<b>12,605.00</b>	<b>1,921.69</b>	<b>12,605.00</b>
<b>8300</b>	<b>CLUBHOUSE</b>							
8310	Maintenance, Repair, Cleaning, Supplies	7.12	70.83	63.71	674.09	850.00	175.91	850.00
8311	Clubhouse Improvements	-7.66	50.00	57.66	93.08	600.00	506.92	600.00
8320	Janitorial Cleaning	130.00	180.00	50.00	2,005.00	2,160.00	155.00	2,160.00
8321	Janitorial Cleaning Supplies	0.00	29.16	29.16	17.65	350.00	332.35	350.00
8325	Cable/Internet	101.30	114.02	12.72	1,527.08	1,368.24	-158.84	1,368.24
8330	Camera/Entry System Repair/Upgrade	0.00	41.66	41.66	203.72	500.00	296.28	500.00
8335	Insurance	0.00	41.92	41.92	0.00	503.06	503.06	503.06
8345	Landscape Maintenance	0.00	38.50	38.50	0.00	462.00	462.00	462.00
8350	Reserves	0.00	168.75	168.75	0.00	2,025.00	2,025.00	2,025.00
8355	Security Monitoring	60.00	60.00	0.00	780.00	720.00	-60.00	720.00
8360	Trash Removal	0.00	20.83	20.83	0.00	250.00	250.00	250.00
8381	Utilities-Electricity	0.00	150.00	150.00	1,334.62	1,800.00	465.38	1,800.00
8384	Utilities-Nat Gas	47.44	187.50	140.06	2,594.55	2,250.00	-344.55	2,250.00
8387	Utilities-Sewer	25.00	25.00	0.00	275.00	300.00	25.00	300.00
8390	Utilities-Water	46.19	45.83	-0.36	527.64	550.00	22.36	550.00
	<b>Total CLUBHOUSE</b>	<b>409.39</b>	<b>1,224.00</b>	<b>814.61</b>	<b>10,032.43</b>	<b>14,688.30</b>	<b>4,655.87</b>	<b>14,688.30</b>
<b>8900</b>	<b>UTILITIES</b>							
8930	Water & Sewer (Residence)	6,699.55	9,520.00	2,820.45	91,467.98	114,240.00	22,772.02	114,240.00
	<b>Total UTILITIES</b>	<b>6,699.55</b>	<b>9,520.00</b>	<b>2,820.45</b>	<b>91,467.98</b>	<b>114,240.00</b>	<b>22,772.02</b>	<b>114,240.00</b>

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Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>9000</b>	<b>MAINTENANCE</b>							
9105	Flowers, plants, sod	0.00	291.66	291.66	61.12	3,500.00	3,438.88	3,500.00
9108	Parking/Garage	0.00	0.00	0.00	-20.00	0.00	20.00	0.00
9110	General Maintenance & Repair	1,064.50	1,000.00	-64.50	48,460.47	12,000.00	-36,460.47	12,000.00
9115	Reimbursement to SF HOA	0.00	0.00	0.00	200.00	0.00	-200.00	0.00
9123	Fire Riser/Hydrant Testing	403.96	270.83	-133.13	3,224.15	3,250.00	25.85	3,250.00
9140	Roof	0.00	0.00	0.00	1,200.00	0.00	-1,200.00	0.00
9555	Utilities-Electric (Buildings)	0.00	1,208.33	1,208.33	12,420.03	14,500.00	2,079.97	14,500.00
	<b>Total MAINTENANCE</b>	<b>1,468.46</b>	<b>2,770.82</b>	<b>1,302.36</b>	<b>65,545.77</b>	<b>33,250.00</b>	<b>-32,295.77</b>	<b>33,250.00</b>
<b>9600</b>	<b>CONTRACT SERVICES</b>							
9610	Grounds: Weekly Maintenance	3,045.00	1,809.16	-1,235.84	24,360.00	21,710.00	-2,650.00	21,710.00
9611	Grounds: Irrigation	0.00	575.00	575.00	4,412.00	6,900.00	2,488.00	6,900.00
9613	Grounds: Doggy Bags/ Service	200.00	216.66	16.66	3,170.00	2,600.00	-570.00	2,600.00
9624	Grounds: Snow Removal	0.00	1,292.16	1,292.16	8,490.89	15,506.00	7,015.11	15,506.00
9625	Grounds: Salt, Ice-melt	0.00	500.00	500.00	4,556.39	6,000.00	1,443.61	6,000.00
9651	Fire Alarm System Monitoring	679.15	958.33	279.18	10,526.95	11,500.00	973.05	11,500.00
	<b>Total CONTRACT SERVICES</b>	<b>3,924.15</b>	<b>5,351.31</b>	<b>1,427.16</b>	<b>55,516.23</b>	<b>64,216.00</b>	<b>8,699.77</b>	<b>64,216.00</b>
<b>9900</b>	<b>RESERVES</b>							
9912	Reserves	12,000.00	7,500.00	-4,500.00	103,500.00	90,000.00	-13,500.00	90,000.00
	<b>Total RESERVES</b>	<b>12,000.00</b>	<b>7,500.00</b>	<b>-4,500.00</b>	<b>103,500.00</b>	<b>90,000.00</b>	<b>-13,500.00</b>	<b>90,000.00</b>
	<b>Total Operating Expense</b>	<b>26,558.84</b>	<b>33,464.82</b>	<b>6,905.98</b>	<b>399,487.56</b>	<b>401,578.90</b>	<b>2,091.34</b>	<b>401,578.90</b>
	Total Operating Income	34,296.43	33,408.26	888.17	413,373.38	400,899.27	12,474.11	400,899.27
	Total Operating Expense	26,558.84	33,464.82	6,905.98	399,487.56	401,578.90	2,091.34	401,578.90
	<b>NOI - Net Operating Income</b>	<b>7,737.59</b>	<b>-56.56</b>	<b>7,794.15</b>	<b>13,885.82</b>	<b>-679.63</b>	<b>14,565.45</b>	<b>-679.63</b>
	Total Income	34,296.43	33,408.26	888.17	413,373.38	400,899.27	12,474.11	400,899.27
	Total Expense	26,558.84	33,464.82	6,905.98	399,487.56	401,578.90	2,091.34	401,578.90
	<b>Net Income</b>	<b>7,737.59</b>	<b>-56.56</b>	<b>7,794.15</b>	<b>13,885.82</b>	<b>-679.63</b>	<b>14,565.45</b>	<b>-679.63</b>

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<b>Account Number</b>	<b>Account Name</b>	<b>MTD Actual</b>	<b>MTD Budget</b>	<b>MTD \$ Var.</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>YTD \$ Var.</b>	<b>Annual Budget</b>