

**La Solana Condominium Association**  
**Income/Expense Statement - Operating Fund**  
**Period: 2/1/2026 - 2/28/2026**

| Description                      | Current Period |            |             | Year-To-Date |            |             | Yearly Budget |
|----------------------------------|----------------|------------|-------------|--------------|------------|-------------|---------------|
|                                  | Actual         | Budget     | Variance    | Actual       | Budget     | Variance    |               |
| <b>INCOME</b>                    |                |            |             |              |            |             |               |
| <b>INCOME ACCOUNTS</b>           |                |            |             |              |            |             |               |
| 4010 Homeowner Assessments       | 100,572.17     | 100,572.17 | 0.00        | 201,144.34   | 201,144.34 | 0.00        | 1,206,866.04  |
| 4080 Rental Income               | 700.00         | 583.34     | 116.66      | 1,400.00     | 1,166.68   | 233.32      | 7,000.00      |
| 4120 Collection Fees             | 35.00          | 20.84      | 14.16       | 35.00        | 41.68      | (6.68)      | 250.00        |
| 4145 Interest-Bank Accounts      | 1.73           | 4.16       | (2.43)      | 4.55         | 8.32       | (3.77)      | 50.00         |
| 4150 Late Fees                   | 60.00          | 25.00      | 35.00       | 75.00        | 50.00      | 25.00       | 300.00        |
| 4190 Returned Item Fee           | 35.00          | 16.66      | 18.34       | 0.00         | 33.32      | (33.32)     | 200.00        |
| 4340 Gate Openers / Remotes      | 25.00          | 41.66      | (16.66)     | 70.00        | 83.32      | (13.32)     | 500.00        |
| 4360 Lease Fee                   | 125.00         | 166.66     | (41.66)     | 675.00       | 333.32     | 341.68      | 2,000.00      |
| SUBTOTAL INCOME ACCOUNTS         | 101,553.90     | 101,430.49 | 123.41      | 203,403.89   | 202,860.98 | 542.91      | 1,217,166.04  |
| TOTAL INCOME                     | 101,553.90     | 101,430.49 | 123.41      | 203,403.89   | 202,860.98 | 542.91      | 1,217,166.04  |
| <b>EXPENSES</b>                  |                |            |             |              |            |             |               |
| <b>UTILITIES</b>                 |                |            |             |              |            |             |               |
| 5040 Electric                    | 5,972.03       | 6,000.00   | 27.97       | 11,944.06    | 12,000.00  | 55.94       | 72,000.00     |
| 5050 Gas                         | 2,225.14       | 1,666.66   | (558.48)    | 4,342.81     | 3,333.32   | (1,009.49)  | 20,000.00     |
| Sanitation - Refuse              | 2,522.56       | 2,166.66   | (355.90)    | 2,733.56     | 4,333.32   | 1,599.76    | 26,000.00     |
| 5140 Sewer                       | 6,078.02       | 6,000.00   | (78.02)     | 12,156.04    | 12,000.00  | (156.04)    | 72,000.00     |
| 5160 Telephone                   | 1,280.52       | 1,458.34   | 177.82      | 2,561.74     | 2,916.68   | 354.94      | 17,500.00     |
| 5180 Water - Bldg                | 4,761.40       | 4,000.00   | (761.40)    | 9,204.26     | 8,000.00   | (1,204.26)  | 48,000.00     |
| 5181 Water - Fire Sprinklers     | 234.19         | 237.50     | 3.31        | 468.38       | 475.00     | 6.62        | 2,850.00      |
| 5182 Water - Irrigation          | 1,566.73       | 2,833.34   | 1,266.61    | 3,540.48     | 5,666.68   | 2,126.20    | 34,000.00     |
| SUBTOTAL UTILITIES               | 24,640.59      | 24,362.50  | (278.09)    | 46,951.33    | 48,725.00  | 1,773.67    | 292,350.00    |
| <b>MAINTENANCE</b>               |                |            |             |              |            |             |               |
| 5215 Building Maint/Repair       | 2,266.98       | 2,916.66   | 649.68      | 2,266.98     | 5,833.32   | 3,566.34    | 35,000.00     |
| 5216 Backflow Inspection         | 0.00           | 83.34      | 83.34       | 0.00         | 166.68     | 166.68      | 1,000.00      |
| 5218 Club House Maint/Repair     | 0.00           | 833.34     | 833.34      | 2,112.82     | 1,666.68   | (446.14)    | 10,000.00     |
| 5220 Common Area Maint/Repair    | 10,950.00      | 0.00       | (10,950.00) | 11,079.91    | 0.00       | (11,079.91) | 0.00          |
| 5226 Elevator Contract           | 3,498.14       | 3,528.25   | 30.11       | 6,811.06     | 7,056.50   | 245.44      | 42,339.00     |
| 5227 Elevator Maintenance        | 0.00           | 250.00     | 250.00      | 1,400.00     | 500.00     | (900.00)    | 3,000.00      |
| 5230 Fire Sprinkler Insp.        | 0.00           | 166.66     | 166.66      | 0.00         | 333.32     | 333.32      | 2,000.00      |
| 5231 Fire Sprinkler Maintenance  | 0.00           | 250.00     | 250.00      | 0.00         | 500.00     | 500.00      | 3,000.00      |
| 5232 Fire Sprinkler Monitoring   | 0.00           | 20.84      | 20.84       | 0.00         | 41.68      | 41.68       | 250.00        |
| 5233 Annual fire ext. inspection | 0.00           | 33.34      | 33.34       | 0.00         | 66.68      | 66.68       | 400.00        |
| 5260 Irrigation Maint/Repair     | 164.88         | 1,083.34   | 918.46      | 826.77       | 2,166.68   | 1,339.91    | 13,000.00     |
| 5262 Clubhouse Cleaning          | 1,900.00       | 1,900.00   | 0.00        | 3,800.00     | 3,800.00   | 0.00        | 22,800.00     |
| Landscape Extras                 | 0.00           | 4,750.00   | 4,750.00    | 2,200.00     | 9,500.00   | 7,300.00    | 57,000.00     |

| Description   | Actual           | Budget            | Variance         | Actual            | Budget            | Variance          | Yearly Budget       |
|---|------------------|-------------------|------------------|-------------------|-------------------|-------------------|---------------------|
| 5295 Landscape Contract/Supplies                            | 7,263.58         | 7,263.59          | 0.01             | 14,527.16         | 14,527.18         | 0.02              | 87,163.00           |
| 5306 On Site Maintenance Wages                              | 5,920.00         | 6,500.00          | 580.00           | 12,432.00         | 13,000.00         | 568.00            | 78,000.00           |
| 5320 Exterminating  | 246.00           | 400.00            | 154.00           | 642.00            | 800.00            | 158.00            | 4,800.00            |
| 5321 Termite Control  | 143.75           | 125.00            | (18.75)          | 287.50            | 250.00            | (37.50)           | 1,500.00            |
| 5335 Pool/Spa Repairs                                       | (14,244.25)      | 500.00            | 14,744.25        | 869.65            | 1,000.00          | 130.35            | 6,000.00            |
| 5340 Pool/Spa Service Contract                              | 720.00           | 756.00            | 36.00            | 1,440.00          | 1,512.00          | 72.00             | 9,072.00            |
| <b>SUBTOTAL MAINTENANCE</b>                                 | <b>18,829.08</b> | <b>31,360.36</b>  | <b>12,531.28</b> | <b>60,695.85</b>  | <b>62,720.72</b>  | <b>2,024.87</b>   | <b>376,324.00</b>   |
| <b>SUPPLIES</b>   |                  |                   |                  |                   |                   |                   |                     |
| 5500 Maintenance Supplies                                   | 630.21           | 583.34            | (46.87)          | 790.15            | 1,166.68          | 376.53            | 7,000.00            |
| 5535 Lighting Supplies                                      | 0.00             | 291.66            | 291.66           | 1,942.94          | 583.32            | (1,359.62)        | 3,500.00            |
| 5540 Pool/Spa Supplies/Chemicals                            | 1,658.83         | 791.66            | (867.17)         | 2,062.20          | 1,583.32          | (478.88)          | 9,500.00            |
| <b>SUBTOTAL SUPPLIES</b>                                    | <b>2,289.04</b>  | <b>1,666.66</b>   | <b>(622.38)</b>  | <b>4,795.29</b>   | <b>3,333.32</b>   | <b>(1,461.97)</b> | <b>20,000.00</b>    |
| <b>ADMINISTRATION</b>                                       |                  |                   |                  |                   |                   |                   |                     |
| 5610 Accounting/Tax Prep/Corp Comm                          | 350.00           | 0.00              | (350.00)         | 350.00            | 850.00            | 500.00            | 850.00              |
| 5640 Bank Charges   | 10.00            | 0.00              | (10.00)          | 10.00             | 100.00            | 90.00             | 100.00              |
| 5670 Collections  | 100.00           | 83.34             | (16.66)          | 130.00            | 166.68            | 36.68             | 1,000.00            |
| 5671 Collections - Attorney                                 | 0.00             | 0.00              | 0.00             | 0.00              | 100.00            | 100.00            | 100.00              |
| 5673 Collection Agency Fee                                  | 0.00             | 0.00              | 0.00             | 0.00              | 100.00            | 100.00            | 100.00              |
| 5720 Insurance  | 5,438.33         | 5,911.16          | 472.83           | 10,395.96         | 11,822.32         | 1,426.36          | 70,934.00           |
| 5729 Annual Insurance Administration Fee                    | 0.00             | 0.00              | 0.00             | 250.00            | 0.00              | (250.00)          | 0.00                |
| 5730 Legal  | 1,131.50         | 833.34            | (298.16)         | 1,131.50          | 1,666.68          | 535.18            | 10,000.00           |
| 5740 Management Fee   | 3,952.91         | 3,952.91          | 0.00             | 7,905.82          | 7,905.82          | 0.00              | 47,435.00           |
| 5800 Miscellaneous Office                                   | 32.71            | 83.34             | 50.63            | 197.96            | 166.68            | (31.28)           | 1,000.00            |
| 5820 Office & Printing                                      | 134.90           | 333.17            | 198.27           | 1,126.39          | 666.34            | (460.05)          | 3,998.04            |
| 5823 Office Administrative Wages                            | 3,518.29         | 3,527.09          | 8.80             | 7,155.66          | 7,054.18          | (101.48)          | 42,325.00           |
| 5824 Employee Payroll Taxes                                 | 768.49           | 795.84            | 27.35            | 1,645.62          | 1,591.68          | (53.94)           | 9,550.00            |
| 5826 Payroll Services                                       | 479.39           | 1,250.00          | 770.61           | 1,444.17          | 2,500.00          | 1,055.83          | 15,000.00           |
| 5830 Permits  | 225.00           | 0.00              | (225.00)         | 225.00            | 500.00            | 275.00            | 500.00              |
| 5840 Postage  | 3.12             | 66.66             | 63.54            | 496.19            | 133.32            | (362.87)          | 800.00              |
| 5870 Social Expenses  | 956.83           | 416.66            | (540.17)         | 1,119.21          | 833.32            | (285.89)          | 5,000.00            |
| 5875 Billing Statements                                     | 482.24           | 525.00            | 42.76            | 963.20            | 1,050.00          | 86.80             | 6,300.00            |
| 5900 Taxes-Income   | 0.00             | 0.00              | 0.00             | 0.00              | 0.00              | 0.00              | 3,500.00            |
| <b>SUBTOTAL ADMINISTRATION</b>                              | <b>17,583.71</b> | <b>17,778.51</b>  | <b>194.80</b>    | <b>34,546.68</b>  | <b>37,207.02</b>  | <b>2,660.34</b>   | <b>218,492.04</b>   |
| <b>TOTAL OPERATING EXPENSES</b>                             | <b>63,342.42</b> | <b>75,168.03</b>  | <b>11,825.61</b> | <b>146,989.15</b> | <b>151,986.06</b> | <b>4,996.91</b>   | <b>907,166.04</b>   |
| <b>CURRENT YEAR NET INCOME/(LOSS) BEFORE FUND TRANSFERS</b> | <b>38,211.48</b> | <b>26,262.46</b>  | <b>11,949.02</b> | <b>56,414.74</b>  | <b>50,874.92</b>  | <b>5,539.82</b>   | <b>310,000.00</b>   |
| <b>FUND TRANSFERS</b>                                       |                  |                   |                  |                   |                   |                   |                     |
| 6010 Reserve Allocation                                     | 25,833.34        | 25,833.34         | 0.00             | 51,666.68         | 51,666.68         | 0.00              | 310,000.00          |
| <b>SUBTOTAL FUND TRANSFERS</b>                              | <b>25,833.34</b> | <b>25,833.34</b>  | <b>0.00</b>      | <b>51,666.68</b>  | <b>51,666.68</b>  | <b>0.00</b>       | <b>310,000.00</b>   |
| <b>TOTAL EXPENSES</b>                                       | <b>89,175.76</b> | <b>101,001.37</b> | <b>11,825.61</b> | <b>198,655.83</b> | <b>203,652.74</b> | <b>4,996.91</b>   | <b>1,217,166.04</b> |

| <u>Description</u>             | <u>Current Period</u> |               |                 | <u>Year-to-Date</u> |               |                 | <u>Yearly Budget</u> |
|--------------------------------|-----------------------|---------------|-----------------|---------------------|---------------|-----------------|----------------------|
|                                | <u>Actual</u>         | <u>Budget</u> | <u>Variance</u> | <u>Actual</u>       | <u>Budget</u> | <u>Variance</u> |                      |
| CURRENT YEAR NET INCOME/(LOSS) | 12,378.14             | 429.12        | 11,949.02       | 4,748.06            | (791.76)      | 5,539.82        | 0.00                 |