

Income/Expense Statement - Reserve Fund

Period: 12/1/2025 - 12/31/2025

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME</b>							
<b>INCOME ACCOUNTS</b>							
8010 Reserve Allocation	23,750.00	23,750.00	0.00	285,000.00	285,000.00	0.00	285,000.00
8020 Reserve Contributions	1,671.04	1,000.00	671.04	21,752.12	12,000.00	9,752.12	12,000.00
8050 Interest Income	1,167.20	60.00	1,107.20	9,481.62	720.00	8,761.62	720.00
SUBTOTAL INCOME ACCOUNTS	26,588.24	24,810.00	1,778.24	316,233.74	297,720.00	18,513.74	297,720.00
TOTAL INCOME	26,588.24	24,810.00	1,778.24	316,233.74	297,720.00	18,513.74	297,720.00
<b>EXPENSES</b>							
<b>RESERVE EXPENDITURES</b>							
9187 Canopies-Golf CartParking	0.00	0.00	0.00	0.00	23,220.98	23,220.98	23,220.98
9245 Drywells	0.00	0.00	0.00	0.00	5,508.00	5,508.00	5,508.00
9555 Lighting - Common Area	0.00	0.00	0.00	84,823.00	0.00	(84,823.00)	0.00
9600 Monument Signs	0.00	0.00	0.00	1,700.00	0.00	(1,700.00)	0.00
9670 Paint - Bldg Exterior	0.00	0.00	0.00	17,085.71	0.00	(17,085.71)	0.00
9725 Pool - Deck	0.00	0.00	0.00	0.00	3,996.00	3,996.00	3,996.00
9796 Reserve Study	0.00	0.00	0.00	2,600.00	0.00	(2,600.00)	0.00
9805 Roofing	0.00	0.00	0.00	0.00	113,404.00	113,404.00	113,404.00
9878 Structure	0.00	0.00	0.00	4,181.50	0.00	(4,181.50)	0.00
9930 Tot Turf	0.00	0.00	0.00	30,236.00	0.00	(30,236.00)	0.00
9935 Trash Compactor	(3,906.70)	0.00	3,906.70	0.00	0.00	0.00	0.00
9940 Tree Trimming	(1.00)	0.00	1.00	0.00	10,800.46	10,800.46	10,800.46
SUBTOTAL RESERVE EXPENDITURES	(3,907.70)	0.00	3,907.70	140,626.21	156,929.44	16,303.23	156,929.44
TOTAL EXPENSES	(3,907.70)	0.00	3,907.70	140,626.21	156,929.44	16,303.23	156,929.44
CURRENT YEAR NET INCOME/(LOSS)	30,495.94	24,810.00	5,685.94	175,607.53	140,790.56	34,816.97	140,790.56

**La Soliana Condominium Association**

**Income/Expense Statement - Operating Fund**

Period: 12/1/2025 - 12/31/2025

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b><u>INCOME</u></b>							
<b><u>INCOME ACCOUNTS</u></b>							
4010 Homeowner Assessments	98,119.36	98,119.36	0.00	1,177,432.32	1,177,432.32	0.00	1,177,432.32
4080 Rental Income	700.00	583.50	116.50	6,500.00	7,000.00	(500.00)	7,000.00
4120 Collection Fees	0.00	20.83	(20.83)	1,045.00	250.00	795.00	250.00
4145 Interest-Bank Accounts	2.83	4.17	(1.34)	37.07	50.00	(12.93)	50.00
4150 Late Fees	105.00	25.00	80.00	645.00	300.00	345.00	300.00
4160 Legal Fees	444.00	0.00	444.00	444.00	0.00	444.00	0.00
4179 Lien Recording Fee	0.00	0.00	0.00	60.00	0.00	60.00	0.00
4190 Returned Item Fee	0.00	16.67	(16.67)	385.00	200.00	185.00	200.00
4200 Small Claims Fee	0.00	0.00	0.00	321.95	0.00	321.95	0.00
4340 Gate Openers / Remotes	100.00	41.67	58.33	145.00	500.00	(355.00)	500.00
4360 Lease Fee	25.00	166.67	(141.67)	1,875.00	2,000.00	(125.00)	2,000.00
SUBTOTAL INCOME ACCOUNTS	99,496.19	98,977.87	518.32	1,188,890.34	1,187,732.32	1,158.02	1,187,732.32
TOTAL INCOME	99,496.19	98,977.87	518.32	1,188,890.34	1,187,732.32	1,158.02	1,187,732.32
<b><u>EXPENSES</u></b>							
<b><u>UTILITIES</u></b>							
5040 Electric	4,546.40	6,000.00	1,453.60	67,255.06	72,000.00	4,744.94	72,000.00
5060 Gas	2,630.65	1,750.00	(880.65)	16,414.20	21,000.00	4,585.80	21,000.00
5120 Sanitation - Refuse	2,765.07	2,083.33	(681.74)	24,279.97	25,000.00	720.03	25,000.00
5140 Sewer	6,081.14	5,833.33	(247.81)	71,198.03	70,000.00	(1,198.03)	70,000.00
5160 Telephone	1,281.72	1,500.00	218.28	15,362.85	18,000.00	2,637.15	18,000.00
5180 Water - Bldg	4,110.77	4,083.33	(27.44)	44,446.70	49,000.00	4,553.30	49,000.00
5181 Water - Fire Sprinklers	440.25	233.33	(206.92)	2,817.71	2,800.00	(17.71)	2,800.00
5182 Water - Irrigation	321.79	2,916.67	2,594.88	29,117.89	35,000.00	5,882.11	35,000.00
SUBTOTAL UTILITIES	22,177.79	24,399.99	2,222.20	270,892.41	292,800.00	21,907.59	292,800.00
<b><u>MAINTENANCE</u></b>							
5215 Building Maint/Repair	3,906.70	6,666.67	2,759.97	25,296.49	80,000.00	54,703.51	80,000.00
5216 Backflow Inspection	181.50	250.00	68.50	906.53	3,000.00	2,093.47	3,000.00
5218 Club House Maint/Repair	11,342.99	583.33	(10,759.66)	15,725.43	7,000.00	(8,725.43)	7,000.00
5226 Elevator Contract	3,408.96	3,293.83	(115.13)	40,908.64	39,526.00	(1,382.64)	39,526.00
5227 Elevator Maintenance	947.85	250.00	(697.85)	947.85	3,000.00	2,052.15	3,000.00
5230 Fire Sprinkler Insp.	495.00	137.50	(357.50)	2,403.24	1,650.00	(753.24)	1,650.00
5231 Fire Sprinkler Maintenance	0.00	416.67	416.67	10,115.02	5,000.00	(5,115.02)	5,000.00
5232 Fire Sprinkler Monitoring	0.00	62.50	62.50	109.50	750.00	640.50	750.00
5233 Annual fire ext. inspection	220.50	33.33	(187.17)	962.18	400.00	(562.18)	400.00
5260 Irrigation Maint/Repair	80.71	1,000.00	919.29	9,491.89	12,000.00	2,508.11	12,000.00
5262 Clubhouse Cleaning	1,800.00	1,791.67	(8.33)	21,600.00	21,500.00	(100.00)	21,500.00

Description	Current Year			Year-to-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
5290 Landscape Extras	1.00	2,916.67	2,915.67	87,410.58	35,000.00	(52,410.58)	35,000.00
5295 Landscape Contract/Supplies	7,263.58	7,263.58	0.00	87,162.96	87,163.00	0.04	87,163.00
5306 On Site Maintenance Wages	6,808.00	6,333.33	(474.67)	75,393.70	76,000.00	606.30	76,000.00
5320 Exterminating	246.00	391.67	145.67	3,852.00	4,700.00	848.00	4,700.00
5321 Termite Control	681.25	141.67	(539.58)	1,725.00	1,700.00	(25.00)	1,700.00
5335 Pool/Spa Repairs	555.48	333.33	(222.15)	5,251.65	4,000.00	(1,251.65)	4,000.00
5340 Pool/Spa Service Contract	720.00	720.00	0.00	8,640.00	8,640.00	0.00	8,640.00
5380 Roof Maint/Repair	0.00	0.00	0.00	10,685.00	0.00	(10,685.00)	0.00
<b>SUBTOTAL MAINTENANCE</b>	<b>38,659.52</b>	<b>32,585.75</b>	<b>(6,073.77)</b>	<b>408,587.66</b>	<b>391,029.00</b>	<b>(17,558.66)</b>	<b>391,029.00</b>
<b>SUPPLIES</b>							
5500 Maintenance Supplies	326.51	416.67	90.16	6,267.40	5,000.00	(1,267.40)	5,000.00
5535 Lighting Supplies	267.62	291.67	24.05	2,410.71	3,500.00	1,089.29	3,500.00
5540 Pool/Spa Supplies/Chemicals	366.35	791.67	425.32	7,857.40	9,500.00	1,642.60	9,500.00
<b>SUBTOTAL SUPPLIES</b>	<b>960.48</b>	<b>1,500.01</b>	<b>539.53</b>	<b>16,535.51</b>	<b>18,000.00</b>	<b>1,464.49</b>	<b>18,000.00</b>
<b>ADMINISTRATION</b>							
5610 Accounting/Tax Prep/Corp Comm	0.00	0.00	0.00	875.00	850.00	(25.00)	850.00
5630 Bad Debt	7,305.52	0.00	(7,305.52)	7,305.52	0.00	(7,305.52)	0.00
5640 Bank Charges	0.00	0.00	0.00	175.00	100.00	(75.00)	100.00
5670 Collections	105.00	83.33	(21.67)	1,224.12	1,000.00	(224.12)	1,000.00
5671 Collections - Attorney	0.00	0.00	0.00	935.45	100.00	(835.45)	100.00
5673 Collection Agency Fee	0.00	0.00	0.00	602.95	100.00	(502.95)	100.00
5720 Insurance	4,957.67	5,416.67	459.00	59,024.62	65,000.00	5,975.38	65,000.00
5729 Annual Insurance Administration Fee	0.00	0.00	0.00	500.00	0.00	(500.00)	0.00
5730 Legal	1,612.50	500.00	(1,112.50)	12,440.00	6,000.00	(6,440.00)	6,000.00
5740 Management Fee	3,837.75	3,837.75	0.00	46,053.00	46,053.00	0.00	46,053.00
5800 Miscellaneous Office	32.71	87.50	54.79	698.52	1,050.00	351.48	1,050.00
5820 Office & Printing	24.30	416.69	392.39	2,887.26	5,000.32	2,113.06	5,000.32
5823 Office Administrative Wages	3,785.03	3,375.00	(410.03)	43,281.20	40,500.00	(2,781.20)	40,500.00
5824 Employee Payroll Taxes	882.33	775.00	(107.33)	9,249.66	9,300.00	50.34	9,300.00
5826 Payroll Services	1,149.28	750.00	(399.28)	12,145.85	9,000.00	(3,145.85)	9,000.00
5830 Permits	0.00	0.00	0.00	555.00	500.00	(55.00)	500.00
5840 Postage	8.58	50.00	41.42	952.28	600.00	(352.28)	600.00
5870 Social Expenses	367.55	458.50	90.95	5,861.09	5,500.00	(361.09)	5,500.00
5875 Billing Statements	484.80	525.00	40.20	5,819.23	6,300.00	480.77	6,300.00
5900 Taxes-Income	4,488.00	3,500.00	(988.00)	4,488.00	3,500.00	(988.00)	3,500.00
5966 Corporate Transparency Act	0.00	350.00	350.00	0.00	450.00	450.00	450.00
<b>SUBTOTAL ADMINISTRATION</b>	<b>29,041.02</b>	<b>20,125.44</b>	<b>(8,915.58)</b>	<b>215,073.75</b>	<b>200,903.32</b>	<b>(14,170.43)</b>	<b>200,903.32</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>90,838.81</b>	<b>78,611.19</b>	<b>(12,227.62)</b>	<b>911,089.33</b>	<b>902,732.32</b>	<b>(8,357.01)</b>	<b>902,732.32</b>
<b>CURRENT YEAR NET INCOME/(LOSS) BEFORE FUND TRANSFERS</b>	<b>8,657.38</b>	<b>20,366.68</b>	<b>(11,709.30)</b>	<b>277,801.01</b>	<b>285,000.00</b>	<b>(7,198.99)</b>	<b>285,000.00</b>
<b>FUND TRANSFERS</b>							
6010 Reserve Allocation	23,750.00	23,750.00	0.00	285,000.00	285,000.00	0.00	285,000.00

