

The Collection

Financial Packet Variance Report and Executive Summary

Month Ending **April 30, 2025**

Dear Board of Directors

Enclosed is your financial report package. As a supplement to the information contained within this report, below you'll find an executive summary.

BALANCE SHEET					
Account	Balance		Notes & Recommended Board Action		
Operating Funds	\$614,981.17				
1657	-\$168,443.94				
1658	\$168,443.94				
Reserve Funds	\$6,393,460.06				
Accounts Receivable	\$45,049.23				
Prepaid Expenses	\$651,741.02		Prepaid Insurance		
Prepaid Assessments	\$98,560.10		Prepaid Assessments & Unearned Revenue		
Notes Payable - Long term	\$763,075.87				
Accounts Payable	\$11,574.68		Accounts Payable		
Net Income/(Loss)	\$204,745.04		<i>(before consideration of transfers to/from reserves)</i>		
INCOME STATEMENT					
GL Description	Mo. Actual	Mo. Budget	MTD Variance	YTD Variance	Explanation of Variance
Income Description					
Assessment Income	565,725.58	486,203.00	79,522.58	171,291.47	Includes Special Assessment.
User Fee Income	5,822.07	1,887.00	3,935.07	16,401.72	All User Fees, including Chargepoint Income.
Rental Income	-	4,950.00	(4,950.00)	-	
Other Income	2,942.84	4,102.00	(1,159.16)	(5,011.46)	
Interest Earned - Operating Accounts	33.86	5.00	28.86	148.23	
Totals: Income	574,524.35	497,147.00	77,377.35	182,829.96	
Expense Description					
Administrative	17,660.65	17,383.00	277.65	(369.03)	GL5000- Admin (Common-Annual Mtg Parliamentarian-reclassified from GL5003), 5090- Office Supplies (Common-Misc Expenses), 5095- Payroll (Tower-Background check, Payroll Svcs).
Communications	-	1,150.00	(1,150.00)	(4,169.94)	
Payroll & Benefits	107,414.70	121,493.00	(14,078.30)	(38,773.07)	
Insurance	107,375.84	35,232.00	72,143.84	288,144.36	GL5457-Hurricane Insur. (Common - Offset by Special Assessment income.), 5460-Property Insurance & 5420- UMB.
Utilities	208,137.19	223,132.00	(14,994.81)	(52,273.71)	
Landscaping	2,462.83	4,730.00	(2,267.17)	(9,068.68)	
Operations	26.18	748.00	(721.82)	(1,963.69)	
Contracted Services	15,852.22	24,340.00	(8,487.78)	(20,744.11)	
Repair & Maintenance	13,846.07	7,990.00	5,856.07	(4,871.52)	GL6515-Bldg Repair (Common-Inspect Stormwater Device, Commercial - Clean Garage Space-Chargeback), 6700-Pool Supplies (Tower).
Professional Services	4,108.37	7,192.00	(3,083.63)	(11,526.93)	
Association Owned Unit Expenses	1,893.83	2,450.00	(556.17)	(1,557.28)	
Taxes	626.36	2,840.00	(2,213.64)	(2,947.64)	
Other Expenses	45,584.00	45,584.00	-	-	Monthly Reserve Contribution.
Totals: Operating Expense:	524,988.24	494,264.00	30,724.24	139,878.76	
Totals: Operating Income/(Loss)	49,536.11	2,883.00	46,653.11	42,951.20	
Reserve Expenses:					
Repair & Replacement Expenses	5,332.89	23,467.00	(18,134.11)	7,487.60	GL9800-(Tower-Lobby Soft Goods, Electrick Meter)
Reserve Contribution Income	45,584.00	45,584.00	-	-	
Interest Earned - Reserve Accounts	29,508.30	24,044.00	5,464.30	(26,894.56)	
Totals: Reserve Expense	69,759.41	46,161.00	23,598.41	(34,382.16)	
INVESTMENTS - CDs, MMKT, SAV					
Account	Balance		Interest Rate	Term Months	Notes & Recommended Board Action
CIT OP 6827 (Common Dept)	\$	56,892.84	0.05%	0	
CIT OP 0859 (Tower Dept)	\$	551,689.27	0.05%	0	
CIT OP 0867 (Midrise Dept)	\$	74,107.51	0.05%	0	
CIT OP 0875 (Commercial Dept)	\$	59,250.47	0.05%	0	
CPB Square 1094 (Common Dept)	\$	31,480.13	0.02%	0	
Petty Cash - CIT DC 6835	\$	10,004.89	0.05%	0	
RSV ICS, CIT, 1227 (Common Dept)	\$	112.96	0.00%	0	
RSV ICS, CIT, 1316 (Tower Dept)	\$	150.31	0.00%	0	

RSV MMK, CIT, 2199 (Common Dept)	\$	25,742.09	0.17%	0
RSV MMK, CIT, 5902 (Tower Dept)	\$	417,257.58	0.27%	0
RSV MMK, CIT, 5910 (Midrise Dept)	\$	78,187.63	0.17%	0
RSV MMK, CIT, 5929 (Commercial Dept)	\$	19,464.48	0.17%	0
RSV SAV,APFCU,9093 (Tower Dept)	\$	100.00	0.00%	0
RSV SAV,HFFCU,6910 (Tower Dept)	\$	4,262.62	0.10%	0
RSV,WELLS,5280 (Tower Dept)	\$	223,821.08	0.15%	0
RSV, CS, 9644 (Common Dept)	\$	2,163.04	4.00%	0
RSV, MS, 8496 (Tower Dept)	\$	4,811,570.28	4.06%	0
RSV, MS, 8499 (Midrise Dept)	\$	216,220.96	4.26%	0
RSV, MS, 8498 (Commercial Dept)	\$	130,495.33	4.21%	0
RSV, MS, 8497 (Common Dept)	\$	289,771.90	3.97%	0
RSV, CS, 9644 (Tower Dept)	\$	5,695.86	4.00%	0
Total Funds		7,008,441.23		

As always, please contact me with any questions you may have regarding the enclosed information or any other matters related to your community. Thank you for allowing us the opportunity to provide management services for your Association!

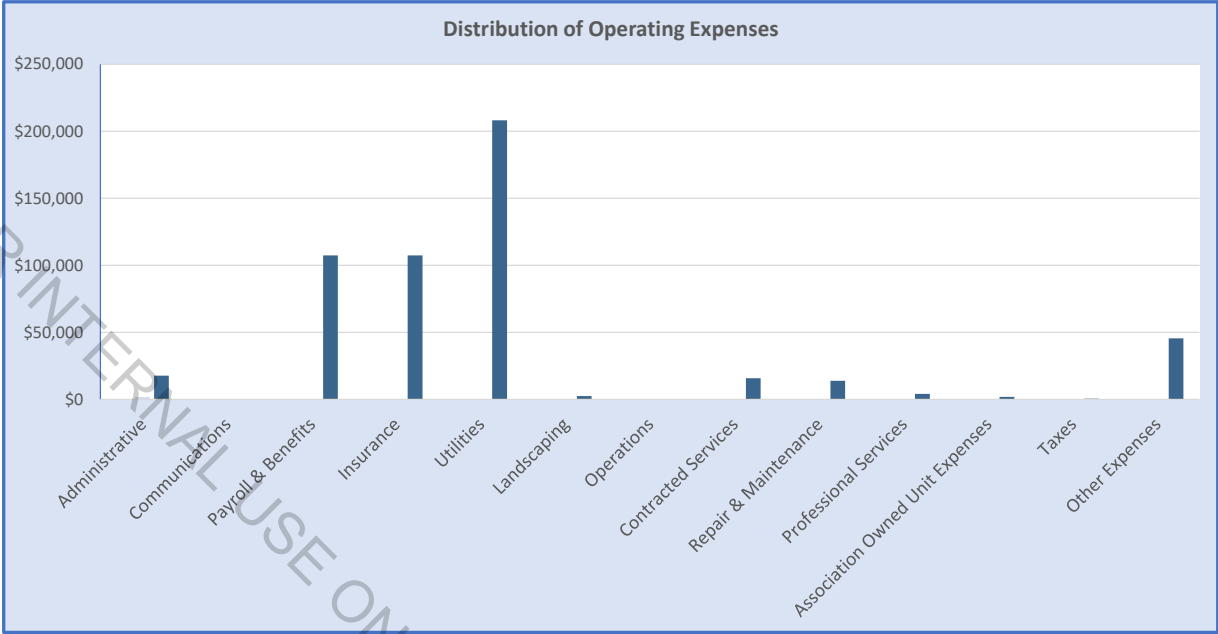
Sincerely,

Michele Alueta

Community Manager

(808)792-3048

michelea@associahawaii.com



FOR INTERNAL USE ONLY. NOT FOR REAL ESTATE TRANSACTIONS.



Michele Alueta
Community Manager

Income Statement Report The Collection Consolidated

April 01, 2025 thru April 30, 2025

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Assessment Income								
4000 - Maintenance Fees	420,252.28	420,252.00	0.28	1,681,009.12	1,681,008.00	1.12	5,043,024.00	3,362,014.88
4030 - Special Assessments	77,826.39	0.00	77,826.39	155,652.78	0.00	155,652.78	0.00	(155,652.78)
4090 - Electric Assessments	67,646.91	65,951.00	1,695.91	279,441.57	263,804.00	15,637.57	791,412.00	511,970.43
Total Assessment Income	565,725.58	486,203.00	79,522.58	2,116,103.47	1,944,812.00	171,291.47	5,834,436.00	3,718,332.53
User Fee Income								
4215 - Bike & Surf Fees	600.00	599.00	1.00	2,950.00	2,396.00	554.00	7,188.00	4,238.00
4220 - Gate & Access Fees/Lockout Fees	200.00	0.00	200.00	1,175.00	0.00	1,175.00	0.00	(1,175.00)
4225 - Key Receipt	250.00	0.00	250.00	1,037.70	0.00	1,037.70	0.00	(1,037.70)
4255 - Pet Fees	300.00	288.00	12.00	1,100.00	1,152.00	(52.00)	3,456.00	2,356.00
4270 - Utility Fees - Chargepoint	4,472.07	1,000.00	3,472.07	17,687.02	4,000.00	13,687.02	12,000.00	(5,687.02)
Total User Fee Income	5,822.07	1,887.00	3,935.07	23,949.72	7,548.00	16,401.72	22,644.00	(1,305.72)
Rental Income								
4400 - Rent Receipts	0.00	4,950.00	(4,950.00)	19,800.00	19,800.00	0.00	59,400.00	39,600.00
Total Rental Income	0.00	4,950.00	(4,950.00)	19,800.00	19,800.00	0.00	59,400.00	39,600.00
Other Income								
4805 - Bottles & Cans Recycles	435.35	0.00	435.35	1,344.14	0.00	1,344.14	0.00	(1,344.14)
4810 - Compliance Fines	0.00	1.00	(1.00)	0.00	4.00	(4.00)	12.00	12.00
4812 - Smoke Detector	0.00	0.00	0.00	(1,278.79)	0.00	(1,278.79)	0.00	1,278.79
4835 - Miscellaneous Income	0.00	1,200.00	(1,200.00)	36.00	4,800.00	(4,764.00)	14,400.00	14,364.00
4840 - Holiday Funds Receipts	0.00	0.00	0.00	1,700.00	0.00	1,700.00	0.00	(1,700.00)
4841 - Non-Taxable: Housekeeping (Midrise)	1,044.13	1,200.00	(155.87)	3,809.95	4,800.00	(990.05)	14,400.00	10,590.05
4842 - Non-Taxable: Maintenance (Midrise)	248.05	300.00	(51.95)	713.29	1,200.00	(486.71)	3,600.00	2,886.71
4843 - Non-Taxable: Security (Midrise)	815.31	1,000.00	(184.69)	3,481.95	4,000.00	(518.05)	12,000.00	8,518.05
4846 - Non-Taxable: Security (Commercial)	400.00	401.00	(1.00)	1,590.00	1,604.00	(14.00)	4,812.00	3,222.00
Total Other Income	2,942.84	4,102.00	(1,159.16)	11,396.54	16,408.00	(5,011.46)	49,224.00	37,827.46

Income Statement Report

The Collection

Consolidated

April 01, 2025 thru April 30, 2025

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Investment Income								
4900 - Interest Earned - Operating Accounts	33.86	5.00	28.86	168.23	20.00	148.23	60.00	(108.23)
4905 - Reserve Contribution Income	45,584.00	45,584.00	0.00	182,336.00	182,336.00	0.00	547,008.00	364,672.00
4910 - Interest Earned - Reserve Accounts	29,508.30	24,044.00	5,464.30	69,281.44	96,176.00	(26,894.56)	288,528.00	219,246.56
Total Investment Income	75,126.16	69,633.00	5,493.16	251,785.67	278,532.00	(26,746.33)	835,596.00	583,810.33
Total Income	649,616.65	566,775.00	82,841.65	2,423,035.40	2,267,100.00	155,935.40	6,801,300.00	4,378,264.60
Expense								
Administrative								
5000 - General Administrative	1,991.83	1,800.00	191.83	6,771.31	7,200.00	(428.69)	21,600.00	14,828.69
5015 - Bank Charges	4.20	0.00	4.20	(19.38)	0.00	(19.38)	0.00	19.38
5045 - Dues & Subscriptions	0.00	400.00	(400.00)	760.10	1,600.00	(839.90)	4,800.00	4,039.90
5060 - Bank Loan	1,691.80	1,678.00	13.80	6,636.71	6,712.00	(75.29)	20,136.00	13,499.29
5070 - Master Association Dues Expense	11,658.64	11,659.00	(0.36)	47,779.22	46,636.00	1,143.22	139,908.00	92,128.78
5080 - NSF Charges	0.00	30.00	(30.00)	(10.00)	120.00	(130.00)	360.00	370.00
5085 - Office Equipment	229.12	231.00	(1.88)	926.55	924.00	2.55	2,772.00	1,845.45
5090 - Office Supplies	795.38	500.00	295.38	1,094.49	2,000.00	(905.51)	6,000.00	4,905.51
5095 - Payroll Services	1,168.47	565.00	603.47	2,839.04	2,260.00	579.04	6,780.00	3,940.96
5105 - Reserve Studies	0.00	70.00	(70.00)	0.00	280.00	(280.00)	840.00	840.00
5115 - Web Site Maintenance	121.21	450.00	(328.79)	2,384.93	1,800.00	584.93	5,400.00	3,015.07
Total Administrative	17,660.65	17,383.00	277.65	69,162.97	69,532.00	(369.03)	208,596.00	139,433.03
Communications								
5200 - Community Events	0.00	500.00	(500.00)	0.00	2,000.00	(2,000.00)	6,000.00	6,000.00
5215 - Postage	0.00	650.00	(650.00)	430.06	2,600.00	(2,169.94)	7,800.00	7,369.94
Total Communications	0.00	1,150.00	(1,150.00)	430.06	4,600.00	(4,169.94)	13,800.00	13,369.94
Payroll & Benefits								
5306 - General Manager Salaries	17,843.52	19,100.00	(1,256.48)	76,258.38	76,400.00	(141.62)	229,200.00	152,941.62
5310 - Housekeeping/Custodial Salaries	16,374.60	16,555.00	(180.40)	65,379.66	66,220.00	(840.34)	198,660.00	133,280.34

Income Statement Report

The Collection

Consolidated

April 01, 2025 thru April 30, 2025

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5312 - Security Salaries	36,789.26	41,702.00	(4,912.74)	159,913.69	166,808.00	(6,894.31)	500,424.00	340,510.31
5314 - Maintenance Salaries	17,669.64	16,643.00	1,026.64	55,944.59	66,572.00	(10,627.41)	199,716.00	143,771.41
5325 - Bonuses	0.00	3,333.00	(3,333.00)	0.00	13,332.00	(13,332.00)	39,996.00	39,996.00
5330 - Health Benefits	11,479.46	14,000.00	(2,520.54)	54,706.74	56,000.00	(1,293.26)	168,000.00	113,293.26
5355 - FICA Payroll Taxes	6,783.78	7,137.00	(353.22)	25,771.96	28,548.00	(2,776.04)	85,644.00	59,872.04
5360 - Payroll Taxes FUTA	87.83	88.00	(0.17)	914.51	352.00	562.51	1,056.00	141.49
5365 - Payroll Taxes SUTA	(1,398.44)	501.00	(1,899.44)	209.31	2,004.00	(1,794.69)	6,012.00	5,802.69
5390 - Workers Compensation	1,785.05	2,100.00	(314.95)	7,140.20	8,400.00	(1,259.80)	25,200.00	18,059.80
5399 - EE Benefits,TDI	0.00	334.00	(334.00)	959.89	1,336.00	(376.11)	4,008.00	3,048.11
Total Payroll & Benefits	107,414.70	121,493.00	(14,078.30)	447,198.93	485,972.00	(38,773.07)	1,457,916.00	1,010,717.07
Insurance								
5400 - Insurance Premiums - HO6	0.00	0.00	0.00	(431.00)	0.00	(431.00)	0.00	431.00
5410 - Fidelity Bond Insurance Premiums	75.33	79.00	(3.67)	301.32	316.00	(14.68)	948.00	646.68
5415 - D&O Insurance Premiums	2,376.17	2,614.00	(237.83)	9,504.68	10,456.00	(951.32)	31,368.00	21,863.32
5420 - Umbrella Insurance Premiums	4,110.67	3,209.00	901.67	16,442.68	12,836.00	3,606.68	38,508.00	22,065.32
5430 - Equipment Breakdown Ins. Premiums	259.83	236.00	23.83	1,039.32	944.00	95.32	2,832.00	1,792.68
5445 - General Liability Insurance Premiums	5,192.92	4,676.00	516.92	20,771.68	18,704.00	2,067.68	56,112.00	35,340.32
5457 - Hurricane Insurance Premiums	65,853.50	0.00	65,853.50	263,414.00	0.00	263,414.00	0.00	(263,414.00)
5458 - Owned Unit 401 HO6 Insurace	0.00	35.00	(35.00)	0.00	140.00	(140.00)	420.00	420.00
5460 - Property Insurance Premiums	29,507.42	24,383.00	5,124.42	118,029.68	97,532.00	20,497.68	292,596.00	174,566.32
Total Insurance	107,375.84	35,232.00	72,143.84	429,072.36	140,928.00	288,144.36	422,784.00	(6,288.36)
Utilities								
6000 - Electric Service	126,138.34	141,000.00	(14,861.66)	522,479.20	564,000.00	(41,520.80)	1,692,000.00	1,169,520.80
6005 - Gas Service	2,684.90	3,500.00	(815.10)	11,983.88	14,000.00	(2,016.12)	42,000.00	30,016.12
6020 - Sub-Meter Expenses	9,070.56	5,079.00	3,991.56	23,720.52	20,316.00	3,404.52	60,948.00	37,227.48
6025 - Water Service	6,735.56	7,358.00	(622.44)	27,419.28	29,432.00	(2,012.72)	88,296.00	60,876.72
6030 - Sewer Service	30,603.36	33,045.00	(2,441.64)	122,746.80	132,180.00	(9,433.20)	396,540.00	273,793.20

Income Statement Report

The Collection

Consolidated

April 01, 2025 thru April 30, 2025

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6035 - Trash and Recycling Service	6,582.36	6,623.00	(40.64)	26,720.01	26,492.00	228.01	79,476.00	52,755.99
6045 - Cable Service	25,671.75	25,777.00	(105.25)	102,687.00	103,108.00	(421.00)	309,324.00	206,637.00
6050 - Telephone Service	650.36	750.00	(99.64)	2,497.60	3,000.00	(502.40)	9,000.00	6,502.40
Total Utilities	208,137.19	223,132.00	(14,994.81)	840,254.29	892,528.00	(52,273.71)	2,677,584.00	1,837,329.71
Landscaping								
6100 - Grounds & Landscaping - Contract	2,462.83	3,540.00	(1,077.17)	9,851.32	14,160.00	(4,308.68)	42,480.00	32,628.68
6165 - Tree Removal	0.00	1,190.00	(1,190.00)	0.00	4,760.00	(4,760.00)	14,280.00	14,280.00
Total Landscaping	2,462.83	4,730.00	(2,267.17)	9,851.32	18,920.00	(9,068.68)	56,760.00	46,908.68
Operations								
6310 - Backflow Device Inspection	0.00	348.00	(348.00)	0.00	1,392.00	(1,392.00)	4,176.00	4,176.00
6315 - Uniforms	26.18	400.00	(373.82)	1,028.31	1,600.00	(571.69)	4,800.00	3,771.69
Total Operations	26.18	748.00	(721.82)	1,028.31	2,992.00	(1,963.69)	8,976.00	7,947.69
Contracted Services								
6400 - Booster Pump Services	0.00	100.00	(100.00)	549.74	400.00	149.74	1,200.00	650.26
6408 - Elevator Services	4,803.50	5,300.00	(496.50)	19,214.00	21,200.00	(1,986.00)	63,600.00	44,386.00
6410 - Equipment Services	0.00	75.00	(75.00)	0.00	300.00	(300.00)	900.00	900.00
6412 - Compactor Services	0.00	183.00	(183.00)	0.00	732.00	(732.00)	2,196.00	2,196.00
6414 - Fire Prevention & Protection	0.00	3,194.00	(3,194.00)	0.00	12,776.00	(12,776.00)	38,328.00	38,328.00
6416 - Fitness Room Services	0.00	396.00	(396.00)	1,390.47	1,584.00	(193.53)	4,752.00	3,361.53
6418 - Generator Services	0.00	300.00	(300.00)	0.00	1,200.00	(1,200.00)	3,600.00	3,600.00
6422 - Gate Services	1,204.19	1,391.00	(186.81)	2,293.19	5,564.00	(3,270.81)	16,692.00	14,398.81
6424 - HVAC Services	0.00	1,850.00	(1,850.00)	8,526.58	7,400.00	1,126.58	22,200.00	13,673.42
6430 - Janitorial Services	1,048.53	1,200.00	(151.47)	4,049.19	4,800.00	(750.81)	14,400.00	10,350.81
6432 - Maintenance Services	240.89	300.00	(59.11)	740.31	1,200.00	(459.69)	3,600.00	2,859.69
6434 - Pest Control	1,140.39	1,225.00	(84.61)	4,594.44	4,900.00	(305.56)	14,700.00	10,105.56
6440 - Safety & Security	7,414.72	3,050.00	4,364.72	12,794.80	12,200.00	594.80	36,600.00	23,805.20

Income Statement Report

The Collection

Consolidated

April 01, 2025 thru April 30, 2025

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Contracted Services								
6442 - Roof Services	0.00	168.00	(168.00)	0.00	672.00	(672.00)	2,016.00	2,016.00
6446 - Window Cleaning Services	0.00	5,608.00	(5,608.00)	22,463.17	22,432.00	31.17	67,296.00	44,832.83
Total Contracted Services	15,852.22	24,340.00	(8,487.78)	76,615.89	97,360.00	(20,744.11)	292,080.00	215,464.11
Repair & Maintenance								
6515 - Building Repair & Maintenance	8,647.94	1,919.00	6,728.94	9,618.40	7,676.00	1,942.40	23,028.00	13,409.60
6535 - Dryer Exhaust System Inspection	0.00	35.00	(35.00)	0.00	140.00	(140.00)	420.00	420.00
6545 - Electrical Supplies/Repair & Maintenance	201.44	481.00	(279.56)	201.44	1,924.00	(1,722.56)	5,772.00	5,570.56
6550 - Elevator Repair & Maintenance	0.00	167.00	(167.00)	0.00	668.00	(668.00)	2,004.00	2,004.00
6610 - Golf Cart Repair & Maintenance	0.00	175.00	(175.00)	1,385.04	700.00	685.04	2,100.00	714.96
6635 - Janitorial Supplies & Maintenance	1,752.21	1,850.00	(97.79)	5,363.08	7,400.00	(2,036.92)	22,200.00	16,836.92
6680 - Painting Services & Supplies	3.14	205.00	(201.86)	9.78	820.00	(810.22)	2,460.00	2,450.22
6695 - Plumbing Supplies/Repair & Maintenance	736.13	530.00	206.13	736.13	2,120.00	(1,383.87)	6,360.00	5,623.87
6700 - Pool Supplies/Repair & Maintenance	2,023.04	1,400.00	623.04	4,454.75	5,600.00	(1,145.25)	16,800.00	12,345.25
6730 - Security System Repair & Maintenance	0.00	0.00	0.00	4,837.69	0.00	4,837.69	0.00	(4,837.69)
6760 - Trash Chute Cleaning	0.00	378.00	(378.00)	0.00	1,512.00	(1,512.00)	4,536.00	4,536.00
6765 - Grill Repair & Maintenance	482.17	300.00	182.17	482.17	1,200.00	(717.83)	3,600.00	3,117.83
6795 - Other Supplies/Repair & Maintenance	0.00	550.00	(550.00)	0.00	2,200.00	(2,200.00)	6,600.00	6,600.00
Total Repair & Maintenance	13,846.07	7,990.00	5,856.07	27,088.48	31,960.00	(4,871.52)	95,880.00	68,791.52
Professional Services								
7000 - Audit & Tax Services	0.00	920.00	(920.00)	0.00	3,680.00	(3,680.00)	11,040.00	11,040.00
7030 - Legal Services - General Counsel	0.00	1,350.00	(1,350.00)	0.00	5,400.00	(5,400.00)	16,200.00	16,200.00
7040 - Management Fees	3,990.57	4,110.00	(119.43)	15,962.28	16,440.00	(477.72)	49,320.00	33,357.72
7095 - Professional Fees, Common	117.80	812.00	(694.20)	1,278.79	3,248.00	(1,969.21)	9,744.00	8,465.21
Total Professional Services	4,108.37	7,192.00	(3,083.63)	17,241.07	28,768.00	(11,526.93)	86,304.00	69,062.93
Association Owned Unit Expenses								
8900 - Owned Unit Assessments	1,893.83	1,900.00	(6.17)	7,122.01	7,600.00	(477.99)	22,800.00	15,677.99

Income Statement Report

The Collection

Consolidated

April 01, 2025 thru April 30, 2025

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Association Owned Unit Expenses								
8905 - Owned Unit Repair & Maintenance	0.00	550.00	(550.00)	1,120.71	2,200.00	(1,079.29)	6,600.00	5,479.29
Total Association Owned Unit Expenses	1,893.83	2,450.00	(556.17)	8,242.72	9,800.00	(1,557.28)	29,400.00	21,157.28
Taxes								
9000 - Federal Income Tax	0.00	933.00	(933.00)	0.00	3,732.00	(3,732.00)	11,196.00	11,196.00
9005 - State Income Tax	0.00	27.00	(27.00)	0.00	108.00	(108.00)	324.00	324.00
9015 - Real Property Tax	0.00	780.00	(780.00)	4,680.14	3,120.00	1,560.14	9,360.00	4,679.86
9025 - General Excise Tax	626.36	1,100.00	(473.64)	3,732.22	4,400.00	(667.78)	13,200.00	9,467.78
Total Taxes	626.36	2,840.00	(2,213.64)	8,412.36	11,360.00	(2,947.64)	34,080.00	25,667.64
Other Expenses								
9105 - Reserve Contribution Expense	45,584.00	45,584.00	0.00	182,336.00	182,336.00	0.00	547,008.00	364,672.00
Total Other Expenses	45,584.00	45,584.00	0.00	182,336.00	182,336.00	0.00	547,008.00	364,672.00
Reserve Expenses								
9800 - Repair & Replacement Expenses	5,332.89	23,467.00	(18,134.11)	101,355.60	93,868.00	7,487.60	281,604.00	180,248.40
9916 - Paved Surfaces Expenses	0.00	903.00	(903.00)	0.00	3,612.00	(3,612.00)	10,836.00	10,836.00
Total Reserve Expenses	5,332.89	24,370.00	(19,037.11)	101,355.60	97,480.00	3,875.60	292,440.00	191,084.40
Total Expense	530,321.13	518,634.00	11,687.13	2,218,290.36	2,074,536.00	143,754.36	6,223,608.00	4,005,317.64
Net Income / (Loss)	119,295.52	48,141.00	71,154.52	204,745.04	192,564.00	12,181.04	577,692.00	372,946.96