

The Collection

Financial Packet Variance Report and Executive Summary

Month Ending **January 31, 2024**

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	\$818,747.02				
1657	\$14,681.67				
1658	-\$14,681.67				
Reserve Funds	\$5,649,820.45				
Accounts Receivable	\$45,838.92				
Prepaid Expenses	\$305,286.36		Prepaid Insurance		
Prepaid Assessments	\$83,106.28		Prepaid Assessments & Unearned Revenue		
Notes Payable - Long term	\$806,009.95				
Accounts Payable	\$604.73		Accounts Payable		
Net Income/(Loss)	\$98,532.35		<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	477,226.75	471,760.00	5,466.75	5,466.75	
User Fee Income	4,919.43	1,887.00	3,032.43	3,032.43	
Rental Income	9,100.00	4,600.00	4,500.00	4,500.00	
Collections Income	2,175.64	-	2,175.64	2,175.64	
Other Income	9,885.33	3,977.00	5,908.33	5,908.33	
Interest Earned - Operating Accounts	39.34	4.00	35.34	35.34	
Totals: Income	503,346.49	482,228.00	21,118.49	21,118.49	
Expense Description					
Administrative	15,418.51	12,785.00	2,633.51	2,633.51	GL5070- Master Dues Expense (Tower, Midrise, Commercial).
Communications	728.40	1,000.00	(271.60)	(271.60)	
Payroll & Benefits	113,811.27	124,075.00	(10,263.73)	(10,263.73)	
Insurance	29,381.68	30,197.00	(815.32)	(815.32)	
Utilities	215,506.05	221,658.00	(6,151.95)	(6,151.95)	
Landscaping	2,462.83	4,730.00	(2,267.17)	(2,267.17)	
Operations	-	777.00	(777.00)	(777.00)	
Contracted Services	21,030.70	22,928.00	(1,897.30)	(1,897.30)	
Repair & Maintenance	7,529.80	7,887.00	(357.20)	(357.20)	
Professional Services	3,990.99	6,753.00	(2,762.01)	(2,762.01)	
Association Owned Unit Expenses	1,924.03	2,450.00	(525.97)	(525.97)	
Taxes	6,578.78	1,647.00	4,931.78	4,931.78	GL9015-RPT, GL9025-GET
Other Expenses	42,532.00	42,532.00	-	-	Monthly Reserve Contribution
Totals: Operating Expense:	460,895.04	479,419.00	(18,523.96)	(18,523.96)	
Totals: Operating Income/(Loss)	42,451.45	2,809.00	39,642.45	39,642.45	
Reserve Expenses:					
Repair & Replacement Expenses	3,951.18	3,181.00	770.18	770.18	
Reserve Contribution Income	42,532.00	42,532.00	-	-	
Interest Earned - Reserve Accounts	17,500.08	6,915.00	10,585.08	10,585.08	
Totals: Reserve Expense	56,080.90	46,266.00	9,814.90	9,814.90	
INVESTMENTS - CDs, MMKT, SAV					
Account	Balance	Interest Rate	Term Months	Notes & Recommended Board Action	
CIT OP 6827 (Common Dept)	\$ 265,461.47	0.05%	0		
CIT OP 0859 (Tower Dept)	\$ 455,984.08	0.05%	0		
CIT OP 0867 (Midrise Dept)	\$ 37,801.56	0.05%	0		
CIT OP 0875 (Commercial Dept)	\$ 39,816.11	0.05%	0		
Petty Cash - CIT DC 6835	\$ 5,002.13	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)	\$ 127,445.54	0.35%	0		
RSV MMK, CIT, 5902 (Tower Dept)	\$ 422,939.03	0.45%	0		
RSV MMK, CIT, 5910 (Midrise Dept)	\$ 114,552.90	0.35%	0		
RSV MMK, CIT, 5929 (Commercial Dept)	\$ 79,827.08	0.30%	0		
RSV SAV, APFCU, 9093 (Tower Dept)	\$ 100.00	0.00%	0		
RSV SAV, HFFCU, 6910 (Tower Dept)	\$ 4,257.31	0.10%	0		
RSV, WELLS, 5280 (Tower Dept)	\$ 2,180,963.71	0.15%	0		
RSV, CS, 9644 (Common Dept)	\$ 2,043.09	5.00%	0		
RSV, MS, 8496 (Tower Dept)	\$ 2,308,884.48	0.50%	0		
RSV, MS, 8499 (Midrise Dept)	\$ 92,712.75	0.50%	0		
RSV, MS, 8498 (Commercial Dept)	\$ 51,148.84	0.50%	0		
RSV, MS, 8497 (Common Dept)	\$ 273,984.16	0.50%	0		
RSV, CS, 9644 (Tower Dept)	\$ 5,379.96	5.00%	0		

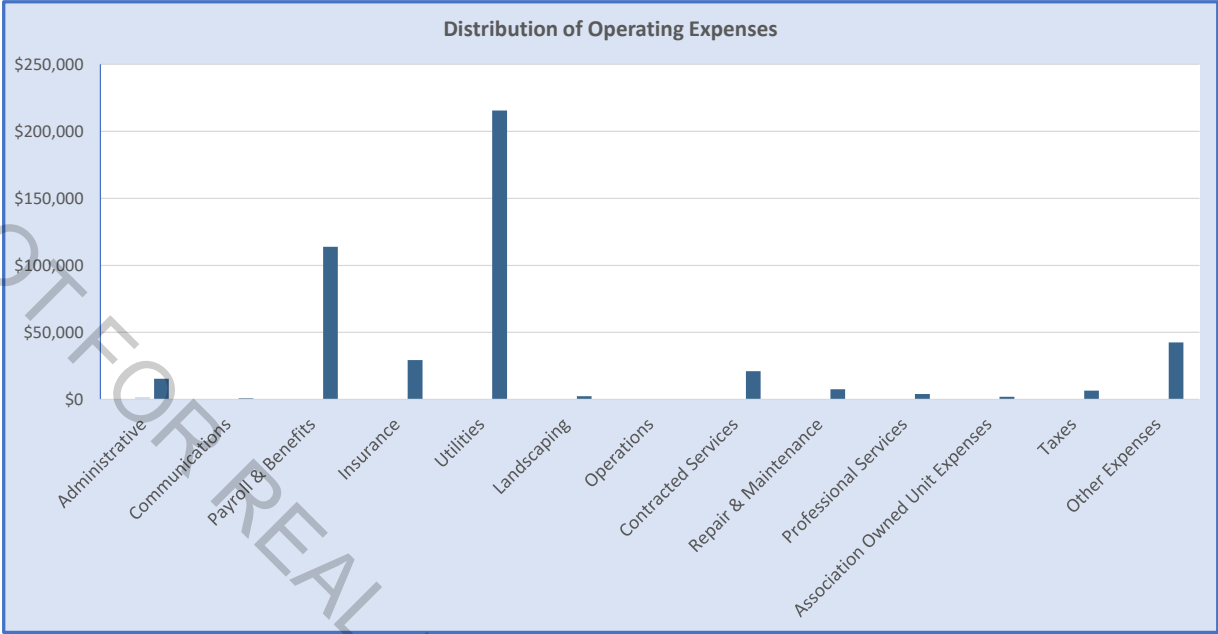
Total Funds

6,468,567.47

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@assochawaii.com

NOT FOR REAL ESTATE/RESALE PURCHASES





 Michele Alueta
 Community Manager

Income Statement Report The Collection Consolidated

January 01, 2024 thru January 31, 2024

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Assessment Income								
4000 - Maintenance Fees	405,309.10	405,309.00	0.10	405,309.10	405,309.00	0.10	4,863,708.00	4,458,398.90
4090 - Electric Assessments	71,917.65	66,451.00	5,466.65	71,917.65	66,451.00	5,466.65	797,412.00	725,494.35
Total Assessment Income	477,226.75	471,760.00	5,466.75	477,226.75	471,760.00	5,466.75	5,661,120.00	5,183,893.25
User Fee Income								
4215 - Bike & Surf Fees	1,000.00	599.00	401.00	1,000.00	599.00	401.00	7,188.00	6,188.00
4220 - Gate & Access Fees/Lockout Fees	550.00	0.00	550.00	550.00	0.00	550.00	0.00	(550.00)
4225 - Key Receipt	850.00	0.00	850.00	850.00	0.00	850.00	0.00	(850.00)
4255 - Pet Fees	300.00	288.00	12.00	300.00	288.00	12.00	3,456.00	3,156.00
4270 - Utility Fees - Chargepoint	2,219.43	1,000.00	1,219.43	2,219.43	1,000.00	1,219.43	12,000.00	9,780.57
Total User Fee Income	4,919.43	1,887.00	3,032.43	4,919.43	1,887.00	3,032.43	22,644.00	17,724.57
Rental Income								
4400 - Rent Receipts	9,100.00	4,600.00	4,500.00	9,100.00	4,600.00	4,500.00	55,200.00	46,100.00
Total Rental Income	9,100.00	4,600.00	4,500.00	9,100.00	4,600.00	4,500.00	55,200.00	46,100.00
Collections Income								
4710 - Late Fees	2,175.64	0.00	2,175.64	2,175.64	0.00	2,175.64	0.00	(2,175.64)
Total Collections Income	2,175.64	0.00	2,175.64	2,175.64	0.00	2,175.64	0.00	(2,175.64)
Other Income								
4805 - Bottles & Cans Recycles	829.99	0.00	829.99	829.99	0.00	829.99	0.00	(829.99)
4810 - Compliance Fines	150.00	1.00	149.00	150.00	1.00	149.00	12.00	(138.00)
4835 - Miscellaneous Income	0.00	1,200.00	(1,200.00)	0.00	1,200.00	(1,200.00)	14,400.00	14,400.00
4840 - Holiday Funds Receipts	6,730.00	0.00	6,730.00	6,730.00	0.00	6,730.00	0.00	(6,730.00)
4841 - Non-Taxable: Housekeeping (Midrise)	848.19	1,200.00	(351.81)	848.19	1,200.00	(351.81)	14,400.00	13,551.81
4842 - Non-Taxable: Maintenance (Midrise)	138.78	250.00	(111.22)	138.78	250.00	(111.22)	3,000.00	2,861.22
4843 - Non-Taxable: Security (Midrise)	798.37	920.00	(121.63)	798.37	920.00	(121.63)	11,040.00	10,241.63

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	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Other Income								
4846 - Non-Taxable: Security (Commercial)	390.00	406.00	(16.00)	390.00	406.00	(16.00)	4,872.00	4,482.00
Total Other Income	9,885.33	3,977.00	5,908.33	9,885.33	3,977.00	5,908.33	47,724.00	37,838.67
Investment Income								
4900 - Interest Earned - Operating Accounts	39.34	4.00	35.34	39.34	4.00	35.34	48.00	8.66
4905 - Reserve Contribution Income	42,532.00	42,532.00	0.00	42,532.00	42,532.00	0.00	510,384.00	467,852.00
4910 - Interest Earned - Reserve Accounts	17,500.08	6,915.00	10,585.08	17,500.08	6,915.00	10,585.08	82,980.00	65,479.92
Total Investment Income	60,071.42	49,451.00	10,620.42	60,071.42	49,451.00	10,620.42	593,412.00	533,340.58
Total Income	563,378.57	531,675.00	31,703.57	563,378.57	531,675.00	31,703.57	6,380,100.00	5,816,721.43
<u>Expense</u>								
Administrative								
5000 - General Administrative	1,317.74	1,800.00	(482.26)	1,317.74	1,800.00	(482.26)	21,600.00	20,282.26
5045 - Dues & Subscriptions	345.00	480.00	(135.00)	345.00	480.00	(135.00)	5,760.00	5,415.00
5060 - Bank Loan	1,785.98	1,752.00	33.98	1,785.98	1,752.00	33.98	21,024.00	19,238.02
5070 - Master Association Dues Expense	11,318.53	6,349.00	4,969.53	11,318.53	6,349.00	4,969.53	76,188.00	64,869.47
5080 - NSF Charges	0.00	30.00	(30.00)	0.00	30.00	(30.00)	360.00	360.00
5085 - Office Equipment	203.62	231.00	(27.38)	203.62	231.00	(27.38)	2,772.00	2,568.38
5090 - Office Supplies	13.09	590.00	(576.91)	13.09	590.00	(576.91)	7,080.00	7,066.91
5095 - Payroll Services	434.55	535.00	(100.45)	434.55	535.00	(100.45)	6,420.00	5,985.45
5105 - Reserve Studies	0.00	568.00	(568.00)	0.00	568.00	(568.00)	6,816.00	6,816.00
5115 - Web Site Maintenance	0.00	450.00	(450.00)	0.00	450.00	(450.00)	5,400.00	5,400.00
Total Administrative	15,418.51	12,785.00	2,633.51	15,418.51	12,785.00	2,633.51	153,420.00	138,001.49
Communications								
5200 - Community Events	0.00	500.00	(500.00)	0.00	500.00	(500.00)	6,000.00	6,000.00
5215 - Postage	728.40	500.00	228.40	728.40	500.00	228.40	6,000.00	5,271.60
Total Communications	728.40	1,000.00	(271.60)	728.40	1,000.00	(271.60)	12,000.00	11,271.60

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	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Payroll & Benefits								
5306 - General Manager Salaries	18,693.78	94,608.00	(75,914.22)	18,693.78	94,608.00	(75,914.22)	1,135,296.00	1,116,602.22
5310 - Housekeeping/Custodial Salaries	14,516.02	0.00	14,516.02	14,516.02	0.00	14,516.02	0.00	(14,516.02)
5312 - Security Salaries	41,637.87	0.00	41,637.87	41,637.87	0.00	41,637.87	0.00	(41,637.87)
5314 - Maintenance Salaries	11,524.99	0.00	11,524.99	11,524.99	0.00	11,524.99	0.00	(11,524.99)
5325 - Bonuses	6,879.96	3,333.00	3,546.96	6,879.96	3,333.00	3,546.96	39,996.00	33,116.04
5330 - Health Benefits	10,361.16	14,300.00	(3,938.84)	10,361.16	14,300.00	(3,938.84)	171,600.00	161,238.84
5340 - Payroll Taxes	0.00	8,600.00	(8,600.00)	0.00	8,600.00	(8,600.00)	103,200.00	103,200.00
5355 - FICA Payroll Taxes	5,821.20	0.00	5,821.20	5,821.20	0.00	5,821.20	0.00	(5,821.20)
5360 - Payroll Taxes FUTA	653.72	0.00	653.72	653.72	0.00	653.72	0.00	(653.72)
5365 - Payroll Taxes SUTA	1,814.82	0.00	1,814.82	1,814.82	0.00	1,814.82	0.00	(1,814.82)
5390 - Workers Compensation	1,907.75	2,900.00	(992.25)	1,907.75	2,900.00	(992.25)	34,800.00	32,892.25
5399 - EE Benefits,TDI	0.00	334.00	(334.00)	0.00	334.00	(334.00)	4,008.00	4,008.00
Total Payroll & Benefits	113,811.27	124,075.00	(10,263.73)	113,811.27	124,075.00	(10,263.73)	1,488,900.00	1,375,088.73
Insurance								
5400 - Insurance Premiums - HO6	(469.91)	160.00	(629.91)	(469.91)	160.00	(629.91)	1,920.00	2,389.91
5410 - Fidelity Bond Insurance Premiums	75.33	76.00	(0.67)	75.33	76.00	(0.67)	912.00	836.67
5415 - D&O Insurance Premiums	2,376.17	2,400.00	(23.83)	2,376.17	2,400.00	(23.83)	28,800.00	26,423.83
5420 - Umbrella Insurance Premiums	2,790.17	2,919.00	(128.83)	2,790.17	2,919.00	(128.83)	35,028.00	32,237.83
5430 - Equipment Breakdown Ins. Premiums	224.67	225.00	(0.33)	224.67	225.00	(0.33)	2,700.00	2,475.33
5445 - General Liability Insurance Premiums	4,066.25	4,066.00	0.25	4,066.25	4,066.00	0.25	48,792.00	44,725.75
5458 - Owned Unit 401 HO6 Insurace	0.00	32.00	(32.00)	0.00	32.00	(32.00)	384.00	384.00
5460 - Property Insurance Premiums	20,319.00	20,319.00	0.00	20,319.00	20,319.00	0.00	243,828.00	223,509.00
Total Insurance	29,381.68	30,197.00	(815.32)	29,381.68	30,197.00	(815.32)	362,364.00	332,982.32
Utilities								
6000 - Electric Service	137,490.58	141,300.00	(3,809.42)	137,490.58	141,300.00	(3,809.42)	1,695,600.00	1,558,109.42
6005 - Gas Service	3,801.81	3,500.00	301.81	3,801.81	3,500.00	301.81	42,000.00	38,198.19
6020 - Sub-Meter Expenses	4,161.33	4,601.00	(439.67)	4,161.33	4,601.00	(439.67)	55,212.00	51,050.67

Income Statement Report

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January 01, 2024 thru January 31, 2024

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6025 - Water Service	7,024.47	7,310.00	(285.53)	7,024.47	7,310.00	(285.53)	87,720.00	80,695.53
6030 - Sewer Service	31,446.03	33,396.00	(1,949.97)	31,446.03	33,396.00	(1,949.97)	400,752.00	369,305.97
6035 - Trash and Recycling Service	6,257.76	5,851.00	406.76	6,257.76	5,851.00	406.76	70,212.00	63,954.24
6045 - Cable Service	24,771.75	24,950.00	(178.25)	24,771.75	24,950.00	(178.25)	299,400.00	274,628.25
6050 - Telephone Service	552.32	750.00	(197.68)	552.32	750.00	(197.68)	9,000.00	8,447.68
Total Utilities	215,506.05	221,658.00	(6,151.95)	215,506.05	221,658.00	(6,151.95)	2,659,896.00	2,444,389.95
Landscaping								
6100 - Grounds & Landscaping - Contract	2,462.83	3,540.00	(1,077.17)	2,462.83	3,540.00	(1,077.17)	42,480.00	40,017.17
6165 - Tree Removal	0.00	1,190.00	(1,190.00)	0.00	1,190.00	(1,190.00)	14,280.00	14,280.00
Total Landscaping	2,462.83	4,730.00	(2,267.17)	2,462.83	4,730.00	(2,267.17)	56,760.00	54,297.17
Operations								
6310 - Backflow Device Inspection	0.00	377.00	(377.00)	0.00	377.00	(377.00)	4,524.00	4,524.00
6315 - Uniforms	0.00	400.00	(400.00)	0.00	400.00	(400.00)	4,800.00	4,800.00
Total Operations	0.00	777.00	(777.00)	0.00	777.00	(777.00)	9,324.00	9,324.00
Contracted Services								
6400 - Booster Pump Services	0.00	100.00	(100.00)	0.00	100.00	(100.00)	1,200.00	1,200.00
6408 - Elevator Services	4,634.07	5,300.00	(665.93)	4,634.07	5,300.00	(665.93)	63,600.00	58,965.93
6410 - Equipment Services	0.00	75.00	(75.00)	0.00	75.00	(75.00)	900.00	900.00
6412 - Compactor Services	0.00	183.00	(183.00)	0.00	183.00	(183.00)	2,196.00	2,196.00
6414 - Fire Prevention & Protection	1,568.15	3,170.00	(1,601.85)	1,568.15	3,170.00	(1,601.85)	38,040.00	36,471.85
6416 - Fitness Room Services	707.86	336.00	371.86	707.86	336.00	371.86	4,032.00	3,324.14
6418 - Generator Services	0.00	350.00	(350.00)	0.00	350.00	(350.00)	4,200.00	4,200.00
6422 - Gate Services	1,685.86	1,300.00	385.86	1,685.86	1,300.00	385.86	15,600.00	13,914.14
6424 - HVAC Services	1,355.69	1,890.00	(534.31)	1,355.69	1,890.00	(534.31)	22,680.00	21,324.31
6430 - Janitorial Services	713.50	1,200.00	(486.50)	713.50	1,200.00	(486.50)	14,400.00	13,686.50
6432 - Maintenance Services	30.61	250.00	(219.39)	30.61	250.00	(219.39)	3,000.00	2,969.39

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	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Contracted Services								
6434 - Pest Control	1,140.39	1,220.00	(79.61)	1,140.39	1,220.00	(79.61)	14,640.00	13,499.61
6440 - Safety & Security	9,194.57	2,026.00	7,168.57	9,194.57	2,026.00	7,168.57	24,312.00	15,117.43
6442 - Roof Services	0.00	168.00	(168.00)	0.00	168.00	(168.00)	2,016.00	2,016.00
6446 - Window Cleaning Services	0.00	5,360.00	(5,360.00)	0.00	5,360.00	(5,360.00)	64,320.00	64,320.00
Total Contracted Services	21,030.70	22,928.00	(1,897.30)	21,030.70	22,928.00	(1,897.30)	275,136.00	254,105.30
Repair & Maintenance								
6515 - Building Repair & Maintenance	6,273.76	1,869.00	4,404.76	6,273.76	1,869.00	4,404.76	22,428.00	16,154.24
6535 - Dryer Duct Cleaning Repair & Maintena	0.00	35.00	(35.00)	0.00	35.00	(35.00)	420.00	420.00
6545 - Electrical Supplies/Repair & Maintenanc	0.00	831.00	(831.00)	0.00	831.00	(831.00)	9,972.00	9,972.00
6550 - Elevator Repair & Maintenance	0.00	167.00	(167.00)	0.00	167.00	(167.00)	2,004.00	2,004.00
6610 - Golf Cart Repair & Maintenance	0.00	100.00	(100.00)	0.00	100.00	(100.00)	1,200.00	1,200.00
6635 - Janitorial Supplies & Maintenance	1,256.04	1,850.00	(593.96)	1,256.04	1,850.00	(593.96)	22,200.00	20,943.96
6680 - Painting Services & Supplies	0.00	205.00	(205.00)	0.00	205.00	(205.00)	2,460.00	2,460.00
6695 - Plumbing Supplies/Repair & Maintenanc	0.00	530.00	(530.00)	0.00	530.00	(530.00)	6,360.00	6,360.00
6700 - Pool Supplies/Repair & Maintenance	0.00	1,400.00	(1,400.00)	0.00	1,400.00	(1,400.00)	16,800.00	16,800.00
6765 - Grill Repair & Maintenance	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00	3,000.00
6795 - Other Supplies/Repair & Maintenance	0.00	650.00	(650.00)	0.00	650.00	(650.00)	7,800.00	7,800.00
Total Repair & Maintenance	7,529.80	7,887.00	(357.20)	7,529.80	7,887.00	(357.20)	94,644.00	87,114.20
Professional Services								
7000 - Audit & Tax Services	0.00	920.00	(920.00)	0.00	920.00	(920.00)	11,040.00	11,040.00
7030 - Legal Services - General Counsel	0.00	1,442.00	(1,442.00)	0.00	1,442.00	(1,442.00)	17,304.00	17,304.00
7040 - Management Fees	3,874.34	3,991.00	(116.66)	3,874.34	3,991.00	(116.66)	47,892.00	44,017.66
7095 - Professional Fees,Common	116.65	400.00	(283.35)	116.65	400.00	(283.35)	4,800.00	4,683.35
Total Professional Services	3,990.99	6,753.00	(2,762.01)	3,990.99	6,753.00	(2,762.01)	81,036.00	77,045.01
Association Owned Unit Expenses								
8900 - Owned Unit Assessments	1,661.64	1,900.00	(238.36)	1,661.64	1,900.00	(238.36)	22,800.00	21,138.36

Income Statement Report The Collection Consolidated

January 01, 2024 thru January 31, 2024

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Association Owned Unit Expenses								
8905 - Owned Unit Repair & Maintenance	262.39	550.00	(287.61)	262.39	550.00	(287.61)	6,600.00	6,337.61
Total Association Owned Unit Expenses	1,924.03	2,450.00	(525.97)	1,924.03	2,450.00	(525.97)	29,400.00	27,475.97
Taxes								
9000 - Federal Income Tax	0.00	84.00	(84.00)	0.00	84.00	(84.00)	1,008.00	1,008.00
9005 - State Income Tax	0.00	13.00	(13.00)	0.00	13.00	(13.00)	156.00	156.00
9015 - Real Property Tax	4,417.10	750.00	3,667.10	4,417.10	750.00	3,667.10	9,000.00	4,582.90
9025 - General Excise Tax	2,161.68	800.00	1,361.68	2,161.68	800.00	1,361.68	9,600.00	7,438.32
Total Taxes	6,578.78	1,647.00	4,931.78	6,578.78	1,647.00	4,931.78	19,764.00	13,185.22
Other Expenses								
9105 - Reserve Contribution Expense	42,532.00	42,532.00	0.00	42,532.00	42,532.00	0.00	510,384.00	467,852.00
Total Other Expenses	42,532.00	42,532.00	0.00	42,532.00	42,532.00	0.00	510,384.00	467,852.00
Reserve Expenses								
9800 - Repair & Replacement Expenses	3,951.18	3,181.00	770.18	3,951.18	3,181.00	770.18	38,172.00	34,220.82
9844 - Doors Expenses	0.00	424.00	(424.00)	0.00	424.00	(424.00)	5,088.00	5,088.00
9848 - Electrical Expenses	0.00	833.00	(833.00)	0.00	833.00	(833.00)	9,996.00	9,996.00
9872 - Generator Expenses	0.00	394.00	(394.00)	0.00	394.00	(394.00)	4,728.00	4,728.00
9898 - Lobbies Expenses	0.00	7,977.00	(7,977.00)	0.00	7,977.00	(7,977.00)	95,724.00	95,724.00
9916 - Paved Surfaces Expenses	0.00	869.00	(869.00)	0.00	869.00	(869.00)	10,428.00	10,428.00
9924 - Pools & Spas Expenses	0.00	5,617.00	(5,617.00)	0.00	5,617.00	(5,617.00)	67,404.00	67,404.00
9938 - Security Systems Expenses	0.00	265.00	(265.00)	0.00	265.00	(265.00)	3,180.00	3,180.00
Total Reserve Expenses	3,951.18	19,560.00	(15,608.82)	3,951.18	19,560.00	(15,608.82)	234,720.00	230,768.82
Total Expense	464,846.22	498,979.00	(34,132.78)	464,846.22	498,979.00	(34,132.78)	5,987,748.00	5,522,901.78
Net Income / (Loss)	98,532.35	32,696.00	65,836.35	98,532.35	32,696.00	65,836.35	392,352.00	293,819.65