

**Sun Lakes Villas Assn No. 37**  
**Income Statement - Operating**  
**2/1/2021 - 2/28/2021**

Accounts	2/1/2021 - 2/28/2021			1/1/2021 - 2/28/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Operating Income</u>							
6310 - Assessment Income	\$43,890.00	\$43,890.00	\$0.00	\$87,780.00	\$87,780.00	\$0.00	\$526,680.00
6340 - Late Fee Income	\$75.00	\$0.00	\$75.00	\$105.00	\$0.00	\$105.00	\$0.00
6511 - Resale / New Owner Fee	\$100.00	\$0.00	\$100.00	\$300.00	\$0.00	\$300.00	\$0.00
6910 - Interest Income	\$5.72	\$0.00	\$5.72	\$11.93	\$0.00	\$11.93	\$0.00
<b>Total Operating Income</b>	<b>\$44,070.72</b>	<b>\$43,890.00</b>	<b>\$180.72</b>	<b>\$88,196.93</b>	<b>\$87,780.00</b>	<b>\$416.93</b>	<b>\$526,680.00</b>
<b>Total Income</b>	<b>\$44,070.72</b>	<b>\$43,890.00</b>	<b>\$180.72</b>	<b>\$88,196.93</b>	<b>\$87,780.00</b>	<b>\$416.93</b>	<b>\$526,680.00</b>
<b>Expense</b>							
<u>General &amp; Administrative</u>							
7010 - Management Fees	\$2,009.00	\$2,009.00	\$0.00	\$4,018.00	\$4,018.00	\$0.00	\$24,108.00
7020 - Accounting Fees/Tax Prep	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00
7140 - Audit/Compilation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00
7160 - Legal Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00	\$250.00	\$1,000.00
7165 - Collection Fees	\$0.00	\$0.00	\$0.00	\$35.00	\$0.00	(\$35.00)	\$0.00
7260 - Postage & Mail	\$82.85	\$150.00	\$67.15	\$168.48	\$300.00	\$131.52	\$1,400.00
7280 - Insurance	\$0.00	\$0.00	\$0.00	\$27,542.68	\$27,562.00	\$19.32	\$27,562.00
7400 - Copies & Envelopes	\$23.65	\$83.00	\$59.35	\$198.10	\$170.00	(\$28.10)	\$1,000.00
7420 - Property Taxes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7.00
7430 - Income Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,800.00
7450 - Other Taxes, Permits & Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$110.00	\$110.00	\$110.00
7470 - Social Expense	\$75.00	\$0.00	(\$75.00)	\$75.00	\$0.00	(\$75.00)	\$2,100.00
7890 - Misc. General Administrative	\$53.90	\$26.00	(\$27.90)	\$53.90	\$91.00	\$37.10	\$365.00
7895 - Billing Statements/Coupon Book	\$351.80	\$330.00	(\$21.80)	\$706.60	\$660.00	(\$46.60)	\$3,960.00
7899 - Contingency	\$0.00	\$0.00	\$0.00	\$0.00	\$2,508.00	\$2,508.00	\$2,508.00
<b>Total General &amp; Administrative</b>	<b>\$2,596.20</b>	<b>\$2,598.00</b>	<b>\$1.80</b>	<b>\$32,797.76</b>	<b>\$35,669.00</b>	<b>\$2,871.24</b>	<b>\$67,120.00</b>
<u>Site Improvement</u>							
8510 - Misc Landscaping	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$500.00	\$2,000.00
8590 - Site Improvement - Other	\$0.00	\$8,000.00	\$8,000.00	\$0.00	\$8,000.00	\$8,000.00	\$8,000.00
<b>Total Site Improvement</b>	<b>\$0.00</b>	<b>\$8,000.00</b>	<b>\$8,000.00</b>	<b>\$0.00</b>	<b>\$8,500.00</b>	<b>\$8,500.00</b>	<b>\$10,000.00</b>
<u>Utilities</u>							
8910 - Electricity	\$154.02	\$165.00	\$10.98	\$308.38	\$330.00	\$21.62	\$2,000.00
8920 - Water & Sewer	\$2,457.54	\$1,000.00	(\$1,457.54)	\$3,530.06	\$2,000.00	(\$1,530.06)	\$30,000.00
8940 - Trash/Refuse	\$2,705.91	\$2,700.00	(\$5.91)	\$5,375.97	\$5,400.00	\$24.03	\$32,400.00
<b>Total Utilities</b>	<b>\$5,317.47</b>	<b>\$3,865.00</b>	<b>(\$1,452.47)</b>	<b>\$9,214.41</b>	<b>\$7,730.00</b>	<b>(\$1,484.41)</b>	<b>\$64,400.00</b>
<u>Maintenance</u>							
9005 - Plants/Shrubs/Flowers	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,200.00
9010 - Tree Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,136.00
9015 - Sprinkler/Irrigation Repair	\$937.73	\$1,750.00	\$812.27	\$2,241.09	\$3,500.00	\$1,258.91	\$21,000.00
9026 - Overseeding	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00
9044 - Tree Removal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,550.00
9045 - Tree Replacement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00
9115 - Painting	\$0.00	\$6,000.00	\$6,000.00	\$0.00	\$6,000.00	\$6,000.00	\$8,000.00

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	Actual	Budget	Variance	Actual	Budget	Variance	
9122 - Stucco Repair	\$8,897.45	\$0.00	(\$8,897.45)	\$8,897.45	\$2,900.00	(\$5,997.45)	\$11,600.00
9123 - Sidewalk Repair	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00	\$600.00	\$2,400.00
9130 - Glass Repair	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00	\$250.00	\$250.00
9140 - Roof Repairs	\$2,806.05	\$3,200.00	\$393.95	\$4,525.95	\$6,400.00	\$1,874.05	\$37,500.00
9141 - Roof Maintenance	\$0.00	\$0.00	\$0.00	\$3,450.00	\$0.00	(\$3,450.00)	\$6,900.00
9580 - Misc. Maintenance	\$385.00	\$0.00	(\$385.00)	\$385.00	\$0.00	(\$385.00)	\$5,500.00
<b><u>Total Maintenance</u></b>	<b>\$13,026.23</b>	<b>\$10,950.00</b>	<b>(\$2,076.23)</b>	<b>\$19,499.49</b>	<b>\$19,650.00</b>	<b>\$150.51</b>	<b>\$122,636.00</b>
<u>Contract Service Expense</u>							
9610 - Lawn Maint. & Landscaping	\$11,061.70	\$11,062.00	\$0.30	\$22,123.40	\$22,124.00	\$0.60	\$132,744.00
9750 - Pest Control/Extermination	\$1,620.00	\$0.00	(\$1,620.00)	\$3,180.00	\$1,200.00	(\$1,980.00)	\$15,780.00
<b><u>Total Contract Service Expense</u></b>	<b>\$12,681.70</b>	<b>\$11,062.00</b>	<b>(\$1,619.70)</b>	<b>\$25,303.40</b>	<b>\$23,324.00</b>	<b>(\$1,979.40)</b>	<b>\$148,524.00</b>
<u>Reserves</u>							
9910 - Reserves - Contribution	\$9,500.00	\$9,500.00	\$0.00	\$19,000.00	\$19,000.00	\$0.00	\$114,000.00
<b><u>Total Reserves</u></b>	<b>\$9,500.00</b>	<b>\$9,500.00</b>	<b>\$0.00</b>	<b>\$19,000.00</b>	<b>\$19,000.00</b>	<b>\$0.00</b>	<b>\$114,000.00</b>
<b>Total Expense</b>	<b>\$43,121.60</b>	<b>\$45,975.00</b>	<b>\$2,853.40</b>	<b>\$105,815.06</b>	<b>\$113,873.00</b>	<b>\$8,057.94</b>	<b>\$526,680.00</b>
<b>Operating Net Income</b>	<b>\$949.12</b>	<b>(\$2,085.00)</b>	<b>\$3,034.12</b>	<b>(\$17,618.13)</b>	<b>(\$26,093.00)</b>	<b>\$8,474.87</b>	<b>\$0.00</b>