

ARIZONA VALENCIA II  
Income Statement  
Feb 29, 2024

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	6,520.00	8,755.00	2,235.00-	18,076.50	17,510.00	566.50
DELINQUENT RESIDENTIAL INC	350.00	140.00	210.00	1,261.50	280.00	981.50
TOTAL OPERATING INCOME	6,870.00	8,895.00	2,025.00-	19,338.00	17,790.00	1,548.00
OPERATING TRANSFER TO RES	2,868.00-	2,868.00-	.00	5,736.00-	5,736.00-	.00
TOTAL INCOME	4,002.00	6,027.00	2,025.00-	13,602.00	12,054.00	1,548.00
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	1,734.00	1,440.00	294.00-	3,468.00	2,880.00	588.00-
PEST CONTROL	.00	65.00	65.00	65.00	130.00	65.00
STREET SWEEPING CONTRACT	184.00	.00	184.00-	184.00	190.00	6.00
SPRINKLER MAINTENANCE	.00	60.00	60.00	.00	120.00	120.00
PLAYGROUND CLEANING	.00	.00	.00	.00	100.00	100.00
CONTRACT SERVICE	.00	100.00	100.00	207.96	200.00	7.96-
TOTAL MAINT. & REPAIR	1,918.00	1,665.00	253.00-	3,924.96	3,620.00	304.96-
PARTS & SUPPLIES						
FERTILIZER/SEED/SCALP	150.00	.00	150.00-	300.00	.00	300.00-
PLANTS, BUSHES, & TREES	.00	600.00	600.00	.00	600.00	600.00
MISC. PARTS & SUPPLIES	.00	50.00	50.00	.00	100.00	100.00
TOTAL PARTS & SUPPLIES	150.00	650.00	500.00	300.00	700.00	400.00
UTILITIES						
ELECTRIC	662.00	670.00	8.00	1,323.67	1,340.00	16.33
WATER	409.28	571.00	161.72	831.87	1,279.00	447.13
TOTAL UTILITIES	1,071.28	1,241.00	169.72	2,155.54	2,619.00	463.46
ADMINISTRATIVE						
LEGAL & ACCOUNTING	.00	130.00	130.00	.00	260.00	260.00
COLLECTION COSTS	130.50	155.00	24.50	376.00	310.00	66.00-
LIEN EXPENSES	.00	120.00	120.00	.00	120.00	120.00
WEBSITE	.00	.00	.00	300.00	300.00	.00
MANAGEMENT FEES	930.00	930.00	.00	1,860.00	1,860.00	.00
STATEMENTS	178.72	140.00	38.72-	309.06	280.00	29.06-
COPIES	35.35	15.00	20.35-	43.19	30.00	13.19-
COMMUNITY NOTICES	.00	.00	.00	256.89	.00	256.89-

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
POSTAGE	9.52	15.00	5.48	10.18	30.00	19.82
BOXES IN STORAGE	26.00	28.00	2.00	52.00	56.00	4.00
PROPERTY TAXES	462.72	.00	462.72-	462.72	.00	462.72-
INCOME TAX	50.00	60.00	10.00	50.00	60.00	10.00
AUDIT & TAX PREP	.00	50.00	50.00	.00	50.00	50.00
<b>TOTAL ADMINISTRATIVE</b>	<b>1,822.81</b>	<b>1,643.00</b>	<b>179.81-</b>	<b>3,720.04</b>	<b>3,356.00</b>	<b>364.04-</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>4,962.09</b>	<b>5,199.00</b>	<b>236.91</b>	<b>10,100.54</b>	<b>10,295.00</b>	<b>194.46</b>
<b>NET OPER PROFIT/LOSS</b>	<b>960.09-</b>	<b>828.00</b>	<b>1,788.09-</b>	<b>3,501.46</b>	<b>1,759.00</b>	<b>1,742.46</b>
<b>RESERVE ALLOCATIONS</b>						
INTEREST INCOME	21.54	.00	21.54	43.76	.00	43.76
RESERVE INCOME FROM OPER	2,868.00	2,868.00	.00	5,736.00	5,736.00	.00
<b>TOTAL RESERVE &amp; EXPENSE</b>	<b>2,889.54</b>	<b>2,868.00</b>	<b>21.54</b>	<b>5,779.76</b>	<b>5,736.00</b>	<b>43.76</b>
<b>NET PROFIT / (LOSS)</b>	<b>1,929.45</b>	<b>3,696.00</b>	<b>1,766.55-</b>	<b>9,281.22</b>	<b>7,495.00</b>	<b>1,786.22</b>

ASSETS

CURRENT ASSETS

OPERATING	10,153.65
RESERVE ACCOUNTS	
RESERVE	90,305.74

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TOTAL CURRENT ASSETS 100,459.39

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TOTAL ASSETS 100,459.39

LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS	91,178.17
PROFIT /(LOSS) FOR PERIOD	9,281.22

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TOTAL CAPITAL 100,459.39

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TOTAL LIABILITIES & CAPITAL 100,459.39