



MILLENNIUM

COMMUNITY MANAGEMENT LLC

MISSION HILLS PHASE V PROPERTY OWNERS ASSOCIATION

MONTHLY OPERATING REPORT DECEMBER 2025

YEAR END DECEMBER 31ST

Prepared by:
Millennium Community Management, LLC
44801 Village Court, Suite #101, Palm Desert, CA 92260
760.834.8948 or 866.508.2780

Balance Sheet

Properties: Mission Hills Phase V Property Owners Association - c/o Millennium Community Management 501-562 Desert West Drive
Rancho Mirage, CA 92270

As of: 12/31/2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance	Account Number
ASSETS		
Cash		
Cash Operating		
Operating Account	-15,782.70	1010
Due To/(From) Operating	-5,405.52	1111
Total Cash Operating	-21,188.22	
Cash Reserves		
Reserve Account	122,223.88	1011
Due To/(From) Reserves	5,405.52	1210
Reserve Checks-On Hold	23,941.50	1299
Total Cash Reserves	151,570.90	
Total Cash	130,382.68	
Accounts Receivable		
Accounts Receivable	13,050.20	1321
Total Accounts Receivable	13,050.20	
TOTAL ASSETS	143,432.88	
LIABILITIES & CAPITAL		
Liabilities		
Operating Liability		
Prepaid Owner Assessments	32,186.71	2015
Total Operating Liability	32,186.71	
Reserve Allocation		
Special Assessment	29,997.00	3002
Contingency	4,144.20	3005
General	92,433.98	3007
Irrigation & Landscape	-12,775.00	3018
Irrigation System	586.11	3020
Landscape Improvements	-5,952.64	3023
Mailboxes	2,609.68	3040
Building Structure	1,581.18	3043
Painting	1,761.96	3045
Plumbing	-38,286.75	3050
Pool/Spa	2,603.69	3055
Pool Equipment Repair	-28,533.01	3058
Pool Heater & Filter Replace	-18,118.12	3059
Pool Furniture	-1,860.82	3060
Roofs	-80,128.66	3065
Roof-Flat	21,270.00	3067

Balance Sheet

Account Name	Balance	Account Number
Sewer Lateral/Main	1,799.88	3073
Roofs/Garage	5,000.04	3074
Lighting	1,480.42	3080
Pool Plaster	-11,688.00	3083
Fence & Gate	468.30	3091
Signage	409.23	3095
Streets & Drives	77,933.19	3108
Common Area Ground	-22,901.21	3122
Landscape	-94,970.03	3130
Landscape Replacement	-33,870.31	3131
Reserve Contribution	95,766.00	3232
Interest	2,784.67	3300
CVWD Conversion	158,025.92	3500
Total Reserve Allocation	151,570.90	
Total Liabilities	183,757.61	
Capital		
Equity		
Members Equity	38,843.45	3810
Total Equity	38,843.45	
Calculated Retained Earnings	-14,159.22	
Calculated Prior Years Retained Earnings	-65,008.96	
Total Capital	-40,324.73	
TOTAL LIABILITIES & CAPITAL	143,432.88	

Income Statement

Millennium Community Management, LLC

Properties: Mission Hills Phase V Property Owners Association - c/o Millennium Community Management 501-562 Desert West Drive
Rancho Mirage, CA 92270

As of: Dec 2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Account Number	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Operating Income & Expense					
Income					
Assessment Revenue 4000-00					
Assessment Income	4000	58,506.43	61.28	702,077.16	90.07
Special Assessment	4010	33,375.32	34.96	33,375.32	4.28
Cable Charge Amount	4025	3,527.80	3.70	42,333.60	5.43
Total Assessment Revenue	4000-00	95,409.55	99.93	777,786.08	99.78
Other Revenue 4033-00					
H/O Bill Back To Association	4033	0.00	0.00	0.00	0.00
Escrow/Refunds	4035	0.00	0.00	911.94	0.12
Late Fees	4110	40.00	0.04	350.00	0.04
Pre-Lien/Attny Turnover	4115	0.00	0.00	275.00	0.04
Violation Fee	4125	0.00	0.00	0.00	0.00
Operating Interest	4200	2.82	0.00	20.45	0.00
Reserve Interest	4205	19.46	0.02	141.08	0.02
Total Other Revenue	4033-00	62.28	0.07	1,698.47	0.22
Total Operating Income		95,471.83	100.00	779,484.55	100.00
Expense					
Administrative 5000-00					
Legal Services	5000	0.00	0.00	946.00	0.12
Insurance-Master/Property	5001	-1,062.15	-1.11	46,964.45	6.03
Earthquake Insurance	5005	20,746.20	21.73	51,053.25	6.55
Escrow/Refunds	5009	0.00	0.00	911.94	0.12
Bank Fees	5015	0.00	0.00	20.00	0.00
Audit/Tax Preparation	5020	1,000.00	1.05	2,548.00	0.33
Delq/Pre-lien Ltrs	5022	0.00	0.00	200.00	0.03
Collection Legal	5025	0.00	0.00	175.00	0.02
Late Service Fee	5026	40.00	0.04	520.00	0.07
Taxes-Franchise	5030	0.00	0.00	-43.23	-0.01
Fees & Licenses	5035	0.00	0.00	0.00	0.00
Printing/Postage/Envelopes/Extras	5045	704.30	0.74	3,109.38	0.40
Mgmt Additional	5051	0.00	0.00	0.00	0.00
Setup Fee	5052	0.00	0.00	310.00	0.04
Management	5055	1,537.99	1.61	18,455.88	2.37

Income Statement

Account Name	Account Number	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Contract					
Reserve Study	5056	0.00	0.00	1,700.00	0.22
Social Recreation	5068	0.00	0.00	838.41	0.11
Holiday Bonuses	5252	400.00	0.42	400.00	0.05
Payback Reserves	5265	5,405.56	5.66	48,650.04	6.24
Total Administrative	5000-00	28,771.90	30.14	176,759.12	22.68
Utilities 6000-00					
Electricity	6000	9,846.88	10.31	55,103.31	7.07
Cable/Direct TV	6002	3,352.67	3.51	40,239.11	5.16
Refuse Disposal	6003	0.00	0.00	362.12	0.05
Gas	6004	1,670.12	1.75	37,691.12	4.84
Water	6005	3,307.56	3.46	76,009.10	9.75
Total Utilities	6000-00	18,177.23	19.04	209,404.76	26.86
Landscaping 7000-00					
Landscape Contract	7000	31,514.00	33.01	189,084.00	24.26
Fertilizer/Chemicals	7001	0.00	0.00	675.00	0.09
Landscape Extras	7005	0.00	0.00	810.00	0.10
Palm Tree Trimming	7006	0.00	0.00	-344.18	-0.04
Seed/Fert/Sclp	7012	2,000.00	2.09	5,417.50	0.70
New Plants	7013	0.00	0.00	1,168.36	0.15
Tree Maintenance/ Trimming	7015	0.00	0.00	9,680.00	1.24
Tree Removal	7016	0.00	0.00	2,500.00	0.32
Irrigation System	7020	803.11	0.84	7,986.78	1.02
Total Landscaping	7000-00	34,317.11	35.94	216,977.46	27.84
Maintenance 7000-10					
Common Area Repairs	7023	960.00	1.01	3,336.56	0.43
Plumbing Repairs	7030	0.00	0.00	0.00	0.00
Painting	7032	0.00	0.00	310.00	0.04
Pool/Spa Service Contract	7035	2,500.00	2.62	32,500.00	4.17
Pool/Spa Repairs	7036	545.00	0.57	8,555.00	1.10
Pool/Spa Extras	7038	0.00	0.00	2,828.10	0.36
Roof Maintenance	7040	850.00	0.89	1,100.00	0.14
Security/Patrol Service	7041	2,573.00	2.70	30,876.00	3.96
Pest Control Extras	7069	0.00	0.00	0.00	0.00
Pest Control	7070	695.00	0.73	7,950.00	1.02
Light Service	7080	0.00	0.00	308.58	0.04
Electrical Repairs	7103	0.00	0.00	3,851.51	0.49
Lighting Maintenance	7200	1,008.79	1.06	2,699.78	0.35
Lighting Supplies	7205	0.00	0.00	279.82	0.04
Total Maintenance	7000-10	9,131.79	9.56	94,595.35	12.14
Reserves 9000-00					
General	9007	0.00	0.00	0.00	0.00
Reserve Contribution	9232	7,980.50	8.36	95,766.00	12.29

Income Statement

Account Name	Account Number	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Expense					
Interest	9300	19.46	0.02	141.08	0.02
Total Reserves	9000-00	7,999.96	8.38	95,907.08	12.30
Total Operating Expense		98,397.99	103.06	793,643.77	101.82
NOI - Net Operating Income		-2,926.16	-3.06	-14,159.22	-1.82
Total Income		95,471.83	100.00	779,484.55	100.00
Total Expense		98,397.99	103.06	793,643.77	101.82
Net Income		-2,926.16	-3.06	-14,159.22	-1.82

Income Statement - 12 Month

Millennium Community Management, LLC

Properties: Mission Hills Phase V Property Owners Association - c/o Millennium Community Management 501-562 Desert West Drive Rancho Mirage, CA 92270

Fund Type: All

Period Range: Jan 2025 to Dec 2025

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Account Number	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
Operating Income & Expense														
Income														
Assessment Revenue														
Assessment Income	4000	58,506.43	58,506.43	58,506.43	58,506.43	58,506.43	58,506.43	58,506.43	58,506.43	58,506.43	58,506.43	58,506.43	58,506.43	702,077.16
Special Assessment	4010	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33,375.32	33,375.32
Cable Charge Amount	4025	3,527.80	3,527.80	3,527.80	3,527.80	3,527.80	3,527.80	3,527.80	3,527.80	3,527.80	3,527.80	3,527.80	3,527.80	42,333.60
Total Assessment Revenue		62,034.23	62,034.23	62,034.23	62,034.23	62,034.23	62,034.23	62,034.23	62,034.23	62,034.23	62,034.23	62,034.23	95,409.55	777,786.08
Other Revenue														
Escrow/Refunds	4035	0.00	911.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	911.94
Late Fees	4110	0.00	0.00	20.00	0.00	70.00	30.00	90.00	0.00	70.00	0.00	30.00	40.00	350.00
Pre-Lien/Attny Turnover	4115	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	275.00	0.00	0.00	0.00	275.00
Operating Interest	4200	1.07	0.81	1.42	1.35	2.47	2.05	1.19	1.19	1.11	2.07	2.90	2.82	20.45
Reserve Interest	4205	16.65	9.47	9.19	6.35	6.12	8.36	12.78	14.20	13.67	12.96	11.87	19.46	141.08
Total Other Revenue		17.72	922.22	30.61	7.70	78.59	40.41	103.97	15.39	359.78	15.03	44.77	62.28	1,698.47
Total Operating Income		62,051.95	62,956.45	62,064.84	62,041.93	62,112.82	62,074.64	62,138.20	62,049.62	62,394.01	62,049.26	62,079.00	95,471.83	779,484.55
Expense														
Administrative														
Legal Services	5000	946.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-850.00	850.00	0.00	0.00	946.00
Insurance-Master/Property	5001	16,701.24	7,185.39	-10,673.94	7,185.39	7,185.39	-5,262.33	7,185.39	7,185.39	7,185.44	4,149.24	0.00	-1,062.15	46,964.45
Earthquake Insurance	5005	0.00	0.00	17,859.33	0.00	0.00	12,447.72	0.00	0.00	0.00	0.00	0.00	20,746.20	51,053.25
Escrow/Refunds	5009	0.00	911.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	911.94
Bank Fees	5015	0.00	0.00	0.00	0.00	10.00	0.00	0.00	0.00	0.00	0.00	10.00	0.00	20.00

Income Statement - 12 Month

Account Name	Account Number	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
Audit/Tax Preparation	5020	650.00	0.00	0.00	898.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	2,548.00
Delq/Pre-lien Ltrs	5022	0.00	0.00	0.00	0.00	100.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00
Collection Legal	5025	0.00	0.00	0.00	0.00	0.00	175.00	0.00	0.00	0.00	0.00	0.00	0.00	175.00
Late Service Fee	5026	30.00	60.00	60.00	30.00	60.00	50.00	60.00	40.00	20.00	30.00	40.00	40.00	520.00
Taxes-Franchise	5030	-43.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-43.23
Fees & Licenses	5035	0.00	343.79	-343.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Printing/Postage/Envelopes/Extras	5045	290.28	0.00	566.44	174.83	169.77	277.81	214.44	200.72	162.20	168.10	180.49	704.30	3,109.38
Setup Fee	5052	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	310.00	0.00	310.00
Management Contract	5055	1,537.99	1,537.99	1,537.99	1,537.99	1,537.99	1,537.99	1,537.99	1,537.99	1,537.99	1,537.99	1,537.99	1,537.99	18,455.88
Reserve Study	5056	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,700.00	0.00	1,700.00
Social Recreation	5068	0.00	0.00	0.00	838.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	838.41
Holiday Bonuses	5252	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00	400.00
Payback Reserves	5265	0.00	0.00	0.00	5,405.56	5,405.56	5,405.56	5,405.56	5,405.56	5,405.56	5,405.56	5,405.56	5,405.56	48,650.04
Total Administrative		20,112.28	10,039.11	9,006.03	16,070.18	14,468.71	14,731.75	14,403.38	14,369.66	13,461.19	12,140.89	9,184.04	28,771.90	176,759.12
Utilities														
Electricity	6000	3,698.45	3,854.78	4,502.12	3,893.77	3,472.42	3,800.05	4,466.75	5,325.80	4,552.08	4,356.78	3,333.43	9,846.88	55,103.31
Cable/Direct TV	6002	3,356.99	3,352.97	3,352.97	3,352.97	3,352.97	3,352.98	3,352.98	3,352.98	3,352.98	3,352.98	3,352.67	3,352.67	40,239.11
Refuse Disposal	6003	119.20	0.00	0.00	0.00	119.20	0.00	0.00	0.00	123.72	0.00	0.00	0.00	362.12
Gas	6004	5,610.98	6,856.84	6,173.31	6,492.37	4,122.62	2,192.67	1,487.98	789.15	637.12	659.42	998.54	1,670.12	37,691.12
Water	6005	12,929.28	5,519.74	3,131.60	3,482.76	5,415.94	6,356.40	9,258.96	8,468.84	8,780.08	5,714.36	3,643.58	3,307.56	76,009.10
Total Utilities		25,714.90	19,584.33	17,160.00	17,221.87	16,483.15	15,702.10	18,566.67	17,936.77	17,445.98	14,083.54	11,328.22	18,177.23	209,404.76
Landscaping														
Landscape Contract	7000	0.00	31,514.00	15,757.00	15,757.00	15,757.00	15,757.00	15,757.00	15,757.00	15,757.00	15,757.00	0.00	31,514.00	189,084.00
Fertilizer/Chemicals	7001	0.00	0.00	0.00	0.00	225.00	0.00	150.00	150.00	150.00	0.00	0.00	0.00	675.00
Landscape Extras	7005	0.00	50.00	0.00	285.00	0.00	0.00	0.00	0.00	475.00	0.00	0.00	0.00	810.00
Palm Tree Trimming	7006	0.00	0.00	0.00	-344.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-344.18
Seed/Fert/Sclp	7012	0.00	425.00	2,992.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	5,417.50
New Plants	7013	0.00	0.00	0.00	608.36	0.00	0.00	560.00	0.00	0.00	0.00	0.00	0.00	1,168.36
Tree Maintenance/Trimming	7015	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,680.00	0.00	0.00	0.00	0.00	9,680.00
Tree Removal	7016	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00
Irrigation System	7020	0.00	522.19	1,322.96	1,097.51	622.98	0.00	1,840.19	657.63	391.30	728.91	0.00	803.11	7,986.78

Income Statement - 12 Month

Account Name	Account Number	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
Total Landscaping		2,500.00	32,511.19	20,072.46	17,403.69	16,604.98	15,757.00	18,307.19	26,244.63	16,773.30	16,485.91	0.00	34,317.11	216,977.46
Maintenance														
Common Area Repairs	7023	0.00	36.60	0.00	0.00	269.00	0.00	0.00	1,945.96	125.00	0.00	0.00	960.00	3,336.56
Painting	7032	0.00	0.00	310.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	310.00
Pool/Spa Service Contract	7035	5,000.00	0.00	5,000.00	2,500.00	0.00	2,500.00	5,000.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	32,500.00
Pool/Spa Repairs	7036	2,850.00	0.00	1,355.00	215.00	390.00	0.00	0.00	0.00	0.00	3,200.00	0.00	545.00	8,555.00
Pool/Spa Extras	7038	0.00	0.00	1,440.00	0.00	0.00	357.00	960.00	0.00	0.00	71.10	0.00	0.00	2,828.10
Roof Maintenance	7040	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	850.00	1,100.00
Security/Patrol Service	7041	2,573.00	2,573.00	2,573.00	2,573.00	2,573.00	2,573.00	2,573.00	2,573.00	2,573.00	2,573.00	2,573.00	2,573.00	30,876.00
Pest Control	7070	445.00	445.00	2,805.00	445.00	445.00	445.00	445.00	445.00	445.00	445.00	445.00	695.00	7,950.00
Light Service	7080	0.00	308.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	308.58
Electrical Repairs	7103	0.00	0.00	0.00	0.00	0.00	211.20	2,964.59	130.96	120.76	424.00	0.00	0.00	3,851.51
Lighting Maintenance	7200	0.00	0.00	95.00	0.00	384.29	0.00	412.32	0.00	455.49	343.89	0.00	1,008.79	2,699.78
Lighting Supplies	7205	0.00	0.00	279.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	279.82
Total Maintenance		10,868.00	3,363.18	13,857.82	5,983.00	4,061.29	6,086.20	12,354.91	7,594.92	6,219.25	9,556.99	5,518.00	9,131.79	94,595.35
Reserves														
Reserve Contribution Expense	9232	7,980.50	7,980.50	7,980.50	7,980.50	7,980.50	7,980.50	7,980.50	7,980.50	7,980.50	7,980.50	7,980.50	7,980.50	95,766.00
Interest	9300	16.65	9.47	9.19	6.35	6.12	8.36	12.78	14.20	13.67	12.96	11.87	19.46	141.08
Total Reserves		7,997.15	7,989.97	7,989.69	7,986.85	7,986.62	7,988.86	7,993.28	7,994.70	7,994.17	7,993.46	7,992.37	7,999.96	95,907.08
Total Operating Expense		67,192.33	73,487.78	68,086.00	64,665.59	59,604.75	60,265.91	71,625.43	74,140.68	61,893.89	60,260.79	34,022.63	98,397.99	793,643.77
NOI - Net Operating Income		-5,140.38	-10,531.33	-6,021.16	-2,623.66	2,508.07	1,808.73	-9,487.23	-12,091.06	500.12	1,788.47	28,056.37	-2,926.16	-14,159.22
Total Income		62,051.95	62,956.45	62,064.84	62,041.93	62,112.82	62,074.64	62,138.20	62,049.62	62,394.01	62,049.26	62,079.00	95,471.83	779,484.55
Total Expense		67,192.33	73,487.78	68,086.00	64,665.59	59,604.75	60,265.91	71,625.43	74,140.68	61,893.89	60,260.79	34,022.63	98,397.99	793,643.77
Net Income		-5,140.38	-10,531.33	-6,021.16	-2,623.66	2,508.07	1,808.73	-9,487.23	-12,091.06	500.12	1,788.47	28,056.37	-2,926.16	-14,159.22

Annual Budget - Comparative

Properties: Mission Hills Phase V Property Owners Association - c/o Millennium Community Management 501-562 Desert West Drive
Rancho Mirage, CA 92270

As of: Dec 2025

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income								
Assessment Revenue	4000-00							
Assessment Income	4000	58,506.43	58,512.26	-5.83	702,077.16	702,147.15	-69.99	702,147.15
Special Assessment	4010	33,375.32	0.00	33,375.32	33,375.32	0.00	33,375.32	0.00
Cable Charge Amount	4025	3,527.80	3,528.00	-0.20	42,333.60	42,336.00	-2.40	42,336.00
Total Assessment Revenue		95,409.55	62,040.26	33,369.29	777,786.08	744,483.15	33,302.93	744,483.15
Other Revenue	4033-00							
Escrow/Refunds	4035	0.00	0.00	0.00	911.94	0.00	911.94	0.00
Late Fees	4110	40.00	0.00	40.00	350.00	0.00	350.00	0.00
Pre-Lien/Attny Turnover	4115	0.00	0.00	0.00	275.00	0.00	275.00	0.00
Operating Interest	4200	2.82	0.00	2.82	20.45	0.00	20.45	0.00
Reserve Interest	4205	19.46	0.00	19.46	141.08	0.00	141.08	0.00
Total Other Revenue		62.28	0.00	62.28	1,698.47	0.00	1,698.47	0.00
Total Operating Income		95,471.83	62,040.26	33,431.57	779,484.55	744,483.15	35,001.40	744,483.15
Expense								
Administrative	5000-00							
Legal Services	5000	0.00	83.33	83.33	946.00	1,000.00	54.00	1,000.00
Insurance-Master/Property	5001	-1,062.15	3,440.13	4,502.28	46,964.45	41,281.55	-5,682.90	41,281.55
Earthquake Insurance	5005	20,746.20	3,916.66	-16,829.54	51,053.25	47,000.00	-4,053.25	47,000.00
Escrow/Refunds	5009	0.00	0.00	0.00	911.94	0.00	-911.94	0.00
Bank Fees	5015	0.00	0.00	0.00	20.00	0.00	-20.00	0.00
Audit/Tax Preparation	5020	1,000.00	108.33	-891.67	2,548.00	1,300.00	-1,248.00	1,300.00
Delq/Pre-lien Ltrs	5022	0.00	8.33	8.33	200.00	100.00	-100.00	100.00
Collection Legal	5025	0.00	0.00	0.00	175.00	0.00	-175.00	0.00
Late Service Fee	5026	40.00	0.00	-40.00	520.00	0.00	-520.00	0.00
Taxes-Franchise	5030	0.00	3.33	3.33	-43.23	40.00	83.23	40.00
Fees & Licenses	5035	0.00	500.00	500.00	0.00	6,000.00	6,000.00	6,000.00
Printing/Postage/Envelopes/Extras	5045	704.30	333.33	-370.97	3,109.38	4,000.00	890.62	4,000.00
Setup Fee	5052	0.00	0.00	0.00	310.00	0.00	-310.00	0.00
Management Contract	5055	1,537.99	1,537.98	-0.01	18,455.88	18,455.85	-0.03	18,455.85
Reserve Study	5056	0.00	100.00	100.00	1,700.00	1,200.00	-500.00	1,200.00

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Social Recreation	5068	0.00	60.41	60.41	838.41	725.00	-113.41	725.00
Holiday Bonuses	5252	400.00	0.00	-400.00	400.00	0.00	-400.00	0.00
Payback Reserves	5265	5,405.56	0.00	-5,405.56	48,650.04	0.00	-48,650.04	0.00
Total Administrative		28,771.90	10,091.83	-18,680.07	176,759.12	121,102.40	-55,656.72	121,102.40
Utilities	6000-00							
Electricity	6000	9,846.88	4,000.00	-5,846.88	55,103.31	48,000.00	-7,103.31	48,000.00
Cable/Direct TV	6002	3,352.67	3,528.00	175.33	40,239.11	42,336.00	2,096.89	42,336.00
Refuse Disposal	6003	0.00	33.33	33.33	362.12	400.00	37.88	400.00
Gas	6004	1,670.12	3,750.00	2,079.88	37,691.12	45,000.00	7,308.88	45,000.00
Water	6005	3,307.56	5,000.00	1,692.44	76,009.10	60,000.00	-16,009.10	60,000.00
Total Utilities		18,177.23	16,311.33	-1,865.90	209,404.76	195,736.00	-13,668.76	195,736.00
Landscaping	7000-00							
Landscape Contract	7000	31,514.00	15,757.35	-15,756.65	189,084.00	189,088.20	4.20	189,088.20
Fertilizer/Chemicals	7001	0.00	0.00	0.00	675.00	0.00	-675.00	0.00
Landscape Extras	7005	0.00	166.66	166.66	810.00	2,000.00	1,190.00	2,000.00
Palm Tree Trimming	7006	0.00	0.00	0.00	-344.18	0.00	344.18	0.00
Seed/Fert/Sclp	7012	2,000.00	1,500.00	-500.00	5,417.50	18,000.00	12,582.50	18,000.00
New Plants	7013	0.00	125.00	125.00	1,168.36	1,500.00	331.64	1,500.00
Tree Maintenance/Trimming	7015	0.00	1,666.66	1,666.66	9,680.00	20,000.00	10,320.00	20,000.00
Tree Removal	7016	0.00	541.66	541.66	2,500.00	6,500.00	4,000.00	6,500.00
Irrigation System	7020	803.11	666.66	-136.45	7,986.78	8,000.00	13.22	8,000.00
Total Landscaping		34,317.11	20,423.99	-13,893.12	216,977.46	245,088.20	28,110.74	245,088.20
Maintenance	7000-10							
Common Area Repairs	7023	960.00	208.33	-751.67	3,336.56	2,500.00	-836.56	2,500.00
Plumbing Repairs	7030	0.00	125.00	125.00	0.00	1,500.00	1,500.00	1,500.00
Painting	7032	0.00	20.83	20.83	310.00	250.00	-60.00	250.00
Pool/Spa Service Contract	7035	2,500.00	1,916.66	-583.34	32,500.00	23,000.00	-9,500.00	23,000.00
Pool/Spa Repairs	7036	545.00	833.33	288.33	8,555.00	10,000.00	1,445.00	10,000.00
Pool/Spa Extras	7038	0.00	0.00	0.00	2,828.10	0.00	-2,828.10	0.00
Roof Maintenance	7040	850.00	333.33	-516.67	1,100.00	4,000.00	2,900.00	4,000.00
Security/Patrol Service	7041	2,573.00	2,575.00	2.00	30,876.00	30,900.00	24.00	30,900.00
Pest Control	7070	695.00	625.00	-70.00	7,950.00	7,500.00	-450.00	7,500.00
Light Service	7080	0.00	95.00	95.00	308.58	1,140.00	831.42	1,140.00
Electrical Repairs	7103	0.00	0.00	0.00	3,851.51	0.00	-3,851.51	0.00
Lighting Maintenance	7200	1,008.79	500.00	-508.79	2,699.78	6,000.00	3,300.22	6,000.00
Lighting Supplies	7205	0.00	0.00	0.00	279.82	0.00	-279.82	0.00
Total Maintenance		9,131.79	7,232.48	-1,899.31	94,595.35	86,790.00	-7,805.35	86,790.00
Reserves	9000-00							
Reserve Contribution	9232	7,980.50	7,980.50	0.00	95,766.00	95,766.00	0.00	95,766.00

Annual Budget - Comparative

Account Name	Account Number	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Expense								
Interest	9300	19.46	0.00	-19.46	141.08	0.00	-141.08	0.00
Total Reserves		7,999.96	7,980.50	-19.46	95,907.08	95,766.00	-141.08	95,766.00
Total Operating Expense		98,397.99	62,040.13	-36,357.86	793,643.77	744,482.60	-49,161.17	744,482.60
Total Operating Income		95,471.83	62,040.26	33,431.57	779,484.55	744,483.15	35,001.40	744,483.15
Total Operating Expense		98,397.99	62,040.13	-36,357.86	793,643.77	744,482.60	-49,161.17	744,482.60
NOI - Net Operating Income		-2,926.16	0.13	-2,926.29	-14,159.22	0.55	-14,159.77	0.55
Total Income		95,471.83	62,040.26	33,431.57	779,484.55	744,483.15	35,001.40	744,483.15
Total Expense		98,397.99	62,040.13	-36,357.86	793,643.77	744,482.60	-49,161.17	744,482.60
Net Income		-2,926.16	0.13	-2,926.29	-14,159.22	0.55	-14,159.77	0.55