

Profit & Loss 12 Month Recap

Property: Vintage Oaks Homeowners Association

Monthly recap 10/01/22 - 09/30/23 (cash basis)

	OCT 22	NOV 22	DEC 22	JAN 23	FEB 23	MAR 23	APR 23	MAY 23	JUN 23	JUL 23	AUG 23	SEP 23	TOTAL
INCOME													
4070 Other Income													
4074 General Billing Se	875.00	0.00	-2,800.00	0.00	1,713.05	-250.00	0.00	0.00	0.00	0.00	0.00	0.00	-461.95
4070 Total Other Incom	875.00	0.00	-2,800.00	0.00	1,713.05	-250.00	0.00	0.00	0.00	0.00	0.00	0.00	-461.95
4100 Rental Income													
4101 Rental Income	0.00	385.00	372.50	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	1,257.50
4106 Association Dues	25,790.00	27,055.00	25,747.50	26,585.00	25,415.00	27,860.00	27,235.00	25,850.00	26,995.00	24,980.00	26,180.00	26,225.00	315,917.50
4109 NSF Fees	0.00	0.00	0.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00
4110 Late Fees	20.00	100.00	0.00	40.00	0.00	100.00	40.00	40.00	140.00	0.00	40.00	80.00	600.00
4113 Loss to Lease	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	57,054.00	0.00	57,054.00
4100 Total Rental Inco	25,810.00	27,540.00	26,120.00	26,625.00	25,440.00	28,460.00	27,275.00	25,890.00	27,135.00	24,980.00	83,274.00	26,305.00	374,854.00
4300 Maintenance Income	200.00	0.00	1,225.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,425.00
4400 Utility Income													
4401 HOA Reimburserr	0.00	0.00	1,300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,300.00
4400 Total Utility Incom	0.00	0.00	1,300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,300.00
TOTAL INCOME	26,885.00	27,540.00	25,845.00	26,625.00	27,153.05	28,210.00	27,275.00	25,890.00	27,135.00	24,980.00	83,274.00	26,305.00	377,117.05
EXPENSE													
5000 Management Expen													
5004 Monthly Managen	1,258.00	1,258.00	1,258.00	1,258.00	1,258.00	1,258.00	1,258.00	1,258.00	1,258.00	1,258.00	1,258.00	1,258.00	15,096.00
5000 Total Managemer	1,258.00	1,258.00	1,258.00	1,258.00	1,258.00	1,258.00	1,258.00	1,258.00	1,258.00	1,258.00	1,258.00	1,258.00	15,096.00
5001 Advertising													
5003 Website	0.00	0.00	0.00	0.00	0.00	0.00	29.37	0.00	0.00	0.00	0.00	0.00	29.37
5001 Total Advertising	0.00	0.00	0.00	0.00	0.00	0.00	29.37	0.00	0.00	0.00	0.00	0.00	29.37
5021 Meals	8.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.62
5030 Maintenance Expen:													
5031 Pest Control	152.84	152.84	0.00	305.83	25.00	152.99	163.82	163.82	163.82	327.64	327.64	0.00	1,936.24
5030 Other Maintenanc	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,900.00	0.00	3,900.00
5030 Total Maintenanc	152.84	152.84	0.00	305.83	25.00	152.99	163.82	163.82	163.82	327.64	4,227.64	0.00	5,836.24
5050 Insurance Expense	0.00	0.00	0.00	2,026.00	6,610.88	6,925.88	1,484.88	1,487.88	1,484.87	1,484.87	1,484.87	1,484.87	24,475.00
5060 Legal & Other Profes:													
5061 Professional Serv	397.15	0.00	0.00	205.00	0.00	2,753.93	75.00	482.27	0.00	0.00	1,927.44	30.00	5,870.79
5062 Legal Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	205.50	0.00	0.00	205.50
5065 Licenses/Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,252.00	0.00	1,252.00
5060 Other Legal & Oth	0.00	0.00	0.00	0.00	0.00	0.00	360.00	285.00	0.00	0.00	0.00	0.00	645.00
5060 Total Legal & Oth	397.15	0.00	0.00	205.00	0.00	2,753.93	435.00	767.27	0.00	205.50	3,179.44	30.00	7,973.29

	OCT 22	NOV 22	DEC 22	JAN 23	FEB 23	MAR 23	APR 23	MAY 23	JUN 23	JUL 23	AUG 23	SEP 23	TOTAL
5100 Repairs, Maint., Ope													
5104 Maintenance	3,900.00	3,900.00	3,900.00	3,900.00	3,900.00	3,900.00	3,900.00	3,900.00	3,900.00	3,900.00	0.00	3,900.00	42,900.00
5107 Annual Maintenar	0.00	0.00	0.00	7,100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,100.00
5108 Plumbing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,405.00	0.00	9,405.00
5111 Tools & Equipmer	0.00	0.00	0.00	0.00	0.00	0.00	15.28	0.00	0.00	0.00	27.87	0.00	43.15
5114 Landscaping Mair	13,974.13	18.62	7,090.48	1,785.00	1,920.00	1,920.00	1,920.00	1,920.00	1,920.00	3,840.00	0.00	1,600.00	37,908.23
5117 General Repairs,	524.81	0.00	309.00	3,879.30	60.60	683.08	363.96	34.68	149.04	227.29	508.98	0.00	6,740.74
5121 Fuel Costs	0.00	0.00	0.00	0.00	0.00	89.28	0.00	0.00	0.00	0.00	29.40	0.00	118.68
5130 Materials (Genera	0.00	0.00	0.00	0.00	0.00	0.00	6.68	0.00	0.00	0.00	222.16	61.22	290.06
5124 Painting	117.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	117.29
5136 Appliance Repairs	4.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.98
5035 Security Monitorin	0.00	0.00	0.00	0.00	0.00	2,066.25	0.00	0.00	0.00	0.00	0.00	0.00	2,066.25
5100 Total Repairs, Ma	18,521.21	3,918.62	11,299.48	16,664.30	5,880.60	8,658.61	6,205.92	5,854.68	5,969.04	7,967.29	10,193.41	5,561.22	106,694.38
5300 Taxes Expense													
5306 Sales Tax	22.24	0.00	25.96	963.48	165.30	338.84	191.50	163.20	175.78	326.40	40.04	139.20	2,551.94
5300 Total Taxes Expe	22.24	0.00	25.96	963.48	165.30	338.84	191.50	163.20	175.78	326.40	40.04	139.20	2,551.94
5400 Utilities Expense													
5401 Water/Water Test	1,323.93	932.28	691.60	686.05	626.85	591.70	721.20	660.15	1,003.11	1,242.72	1,207.02	1,497.51	11,184.12
5402 Sewer/Septic	2,507.40	2,507.40	2,507.40	2,507.40	2,596.95	2,596.95	2,596.95	2,596.95	2,596.95	2,596.95	0.00	5,193.90	30,805.20
5404 Electricity	258.74	230.58	230.95	251.20	238.58	226.07	254.20	189.85	197.40	216.24	211.97	237.54	2,743.32
5406 Trash/Recycle	1,464.37	1,464.37	1,464.37	1,464.37	1,515.61	1,515.61	1,515.61	1,515.61	1,515.61	1,515.61	1,515.61	1,515.61	17,982.36
5407 Gas & Propane	175.73	136.45	275.37	328.59	349.10	278.33	252.95	209.06	168.54	281.70	192.68	242.57	2,891.07
5400 Total Utilities Exp	5,730.17	5,271.08	5,169.69	5,237.61	5,327.09	5,208.66	5,340.91	5,171.62	5,481.61	5,853.22	3,127.28	8,687.13	65,606.07
5600 Office Expense													
5601 Supplies	152.15	381.92	0.00	0.00	54.56	0.00	0.00	0.00	0.00	0.00	0.00	7.05	595.68
5603 Telephone Servic	257.09	253.96	253.96	253.96	272.35	272.36	272.31	272.13	272.13	270.97	272.48	272.48	3,196.18
5604 Software	0.00	208.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	208.32
5605 Postage	104.40	110.15	96.35	183.50	109.30	93.90	195.35	186.70	110.25	102.05	109.40	98.05	1,499.40
5600 Total Office Exper	513.64	954.35	350.31	437.46	436.21	366.26	467.66	458.83	382.38	373.02	381.88	377.58	5,499.58
5650 Bank Fees	0.00	0.00	0.00	10.00	0.00	0.00	10.00	0.00	0.00	0.00	0.00	0.00	20.00
6100 Construction Expens													
6104 Construction Mate	0.00	0.00	120.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.44
6100 Total Constructor	0.00	0.00	120.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.44
TOTAL EXPENSE	26,603.87	11,554.89	18,223.88	27,107.68	19,703.08	25,663.17	15,587.06	15,325.30	14,915.50	17,795.94	23,892.56	17,538.00	233,910.93
NET INCOME	281.13	15,985.11	7,621.12	-482.68	7,449.97	2,546.83	11,687.94	10,564.70	12,219.50	7,184.06	59,381.44	8,767.00	143,206.12

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NET INCOME SUMMARY													
Income	26,885.00	27,540.00	25,845.00	26,625.00	27,153.05	28,210.00	27,275.00	25,890.00	27,135.00	24,980.00	83,274.00	26,305.00	377,117.05
Expense	-26,603.87	-11,554.89	-18,223.88	-27,107.68	-19,703.08	-25,663.17	-15,587.06	-15,325.30	-14,915.50	-17,795.94	-23,892.56	-17,538.00	-233,910.93
NET INCOME	281.13	15,985.11	7,621.12	-482.68	7,449.97	2,546.83	11,687.94	10,564.70	12,219.50	7,184.06	59,381.44	8,767.00	143,206.12

