



Assets

OPERATING FUNDS		
AAB - OPERATING - 8789	\$58,528.90	
DUE (TO) FROM RESERVES	1,189.32	
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Total OPERATING FUNDS:		\$59,718.22
RESERVE FUNDS		
AAB - RESERVES - 2757	348,105.88	
BANK OF SO CAL - MONEY MARKET - 9459	18,850.24	
PAC PREMIER CD: 4.40% 06/27/25	54,190.01	
RESERVES: DUE FROM OPERATING	(1,189.32)	
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Total RESERVE FUNDS:		\$419,956.81
OTHER CURRENT ASSETS		
ACCOUNTS RECEIVABLE	62,493.00	
LESS: BAD DEBT ALLOWANCE	(13,183.00)	
PREPAID INCOME TAX	674.00	
PREPAID EXPENSE	14,382.41	
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Total OTHER CURRENT ASSETS:		\$64,366.41
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Total Assets:		\$544,041.44
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Liabilities & Equity

LIABILITIES		
PREPAID ASSOCIATION FEES	17,370.00	
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Total LIABILITIES:		\$17,370.00
RESTRICTED FUNDS		
RESERVES - ADMIN BUILDING	13,292.28	
RESERVES - GATES & FENCING	76,127.47	
RESERVES - IRRIGATION & LIGHTING	(92,358.03)	
RESERVES - PAINTING	26,928.52	
RESERVES - POOLS & SPAS	10,849.03	
RESERVES - ROOFING	271,732.49	
RESERVES - STREETS	33,407.06	
RESERVES - TENNIS COURTS	18,799.11	
RESERVES - MISCELLANEOUS	50,145.91	
RESERVES - INTEREST	11,032.97	
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Total RESTRICTED FUNDS:		\$419,956.81
UNRESTRICTED FUNDS		
RETAINED EARNINGS	117,504.93	
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Total UNRESTRICTED FUNDS:		\$117,504.93
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Net Income Gain / Loss	(10,790.30)	
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		(\$10,790.30)
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Total Liabilities & Equity:		\$544,041.44
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Income Statement - Operating

M.S. Homeowners Association

From 11/01/2024 to 11/30/2024

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
INCOME							
6310-00 ASSOCIATION FEES	\$88,350.00	\$88,350.00	\$-	\$441,750.00	\$441,750.00	\$-	\$1,060,200.00
6335-00 NSF FEES	-	-	-	50.00	-	50.00	-
6340-00 LATE CHARGES	1,092.50	-	1,092.50	2,715.00	-	2,715.00	-
6360-00 INTEREST	320.18	833.33	(513.15)	11,032.97	4,166.65	6,866.32	10,000.00
6380-00 KEYS	(10.00)	-	(10.00)	100.00	-	100.00	-
6390-00 GATE REMOTES	30.00	-	30.00	330.00	-	330.00	-
6490-00 MISCELLANEOUS INCOME	-	41.67	(41.67)	-	208.35	(208.35)	500.00
Total INCOME	\$89,782.68	\$89,225.00	\$557.68	\$455,977.97	\$446,125.00	\$9,852.97	\$1,070,700.00
LESS:							
6510-00 LESS: RESERVE ALLOCATION	(22,655.83)	(22,655.83)	-	(113,279.15)	(113,279.15)	-	(271,870.00)
6520-00 LESS: RESERVE INTEREST	(320.18)	(833.33)	513.15	(11,032.97)	(4,166.65)	(6,866.32)	(10,000.00)
Total LESS:	(\$22,976.01)	(\$23,489.16)	\$513.15	(\$124,312.12)	(\$117,445.80)	(\$6,866.32)	(\$281,870.00)
Total OPERATING INCOME	\$66,806.67	\$65,735.84	\$1,070.83	\$331,665.85	\$328,679.20	\$2,986.65	\$788,830.00
OPERATING EXPENSE							
ADMINISTRATIVE							
7040-00 INSURANCE: GENERAL	4,480.59	4,250.00	(230.59)	22,402.95	21,250.00	(1,152.95)	51,000.00
7045-00 INSURANCE: HEALTH	329.80	330.00	0.20	1,649.00	1,650.00	1.00	3,960.00
7050-00 INSURANCE: WORKERS COMP	-	554.17	554.17	2,080.00	2,770.85	690.85	6,650.00
7080-00 OFFICE & ADMINISTRATIVE	347.56	350.00	2.44	1,572.31	1,750.00	177.69	4,200.00
7090-00 PERMITS & FEES	-	291.67	291.67	4,437.49	1,458.35	(2,979.14)	3,500.00
7100-00 POSTAGE & PRINTING ON-SITE	-	-	-	110.58	-	(110.58)	-
7110-00 POSTAGE & PRINTING: ACCTING	127.31	208.33	81.02	397.20	1,041.65	644.45	2,500.00
7120-00 PROF FEES: ACCOUNTING	1,070.00	1,107.50	37.50	5,350.00	5,537.50	187.50	13,290.00
7121-00 PROF FEES: ELECTION	-	375.00	375.00	2,245.00	1,875.00	(370.00)	4,500.00
7130-00 PROF FEES: AUDIT/TAX PREP	-	175.00	175.00	2,125.00	875.00	(1,250.00)	2,100.00
7135-00 PROF FEES: RESERVE STUDY	-	41.67	41.67	-	208.35	208.35	500.00
7140-00 PROF FEES: LEGAL	-	333.33	333.33	(512.20)	1,666.65	2,178.85	4,000.00
7145-00 SALARIES: PAYROLL	9,730.91	10,585.83	854.92	50,971.40	52,929.15	1,957.75	127,030.00
7146-00 SALARIES: BONUS	-	54.17	54.17	-	270.85	270.85	650.00
7148-00 SECURITY SERVICES	2,500.00	2,500.00	-	13,750.00	12,500.00	(1,250.00)	30,000.00
7149-00 SOCIAL	-	100.00	100.00	569.88	500.00	(69.88)	1,200.00
7150-00 TAXES: INCOME	1,500.00	41.67	(1,458.33)	5,972.00	208.35	(5,763.65)	500.00
7160-00 TAXES: PAYROLL	744.41	787.50	43.09	3,899.30	3,937.50	38.20	9,450.00
7200-00 MISCELLANEOUS	-	166.67	166.67	-	833.35	833.35	2,000.00
Total ADMINISTRATIVE	\$20,830.58	\$22,252.51	\$1,421.93	\$117,019.91	\$111,262.55	(\$5,757.36)	\$267,030.00
COMMON AREA MAINTENANCE							
8020-00 ENTERGATE REPAIR	-	83.33	83.33	177.31	416.65	239.34	1,000.00
8150-00 HANDYMAN/EXPENSES/MILEAGE	-	41.67	41.67	354.43	208.35	(146.08)	500.00
8200-00 MAINTENANCE: GENERAL/SUPPLIES	1,975.34	2,083.33	107.99	6,258.59	10,416.65	4,158.06	25,000.00
8210-00 MAINTENANCE: LIGHTING	1,748.37	125.00	(1,623.37)	4,242.97	625.00	(3,617.97)	1,500.00
8250-00 MAINTENANCE: STREETS	-	41.67	41.67	-	208.35	208.35	500.00
8300-00 PEST CONTROL: CONTRACT	1,390.15	1,000.00	(390.15)	6,453.50	5,000.00	(1,453.50)	12,000.00
8310-00 PEST CONTROL: TERMITES/BEES	-	166.67	166.67	-	833.35	833.35	2,000.00
Total COMMON AREA MAINTENANCE	\$5,113.86	\$3,541.67	(\$1,572.19)	\$17,486.80	\$17,708.35	\$221.55	\$42,500.00



Income Statement - Operating

M.S. Homeowners Association

From 11/01/2024 to 11/30/2024

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
LANDSCAPE MAINTENANCE							
8510-00 LANDSCAPE CONTRACT	\$15,686.40	\$16,000.00	\$313.60	\$78,432.00	\$80,000.00	\$1,568.00	\$192,000.00
8520-00 LANDSCAPE: SERVICE/SUPPLIES	1,034.00	1,250.00	216.00	1,034.00	6,250.00	5,216.00	15,000.00
8540-00 IRRIGATION SUPPLIES/REPAIR	2,257.47	666.67	(1,590.80)	4,621.83	3,333.35	(1,288.48)	8,000.00
8560-00 TREES/SHRUBS	-	166.67	166.67	-	833.35	833.35	2,000.00
8580-00 TREE TRIMMING	-	2,416.67	2,416.67	20,045.00	12,083.35	(7,961.65)	29,000.00
Total LANDSCAPE MAINTENANCE	\$18,977.87	\$20,500.01	\$1,522.14	\$104,132.83	\$102,500.05	(\$1,632.78)	\$246,000.00
POOL/SPA							
9010-00 POOL/SPA CONTRACT	2,900.00	1,525.00	(1,375.00)	8,700.00	7,625.00	(1,075.00)	18,300.00
9030-00 POOL/SPA REPAIRS & EXTRAS	2,524.00	916.67	(1,607.33)	5,031.94	4,583.35	(448.59)	11,000.00
Total POOL/SPA	\$5,424.00	\$2,441.67	(\$2,982.33)	\$13,731.94	\$12,208.35	(\$1,523.59)	\$29,300.00
UTILITIES							
9510-00 ELECTRICITY	2,824.99	3,000.00	175.01	15,817.86	15,000.00	(817.86)	36,000.00
9520-00 GAS	1,944.53	2,666.67	722.14	3,271.95	13,333.35	10,061.40	32,000.00
9525-00 TELEPHONE/INTERNET	291.20	333.33	42.13	1,494.74	1,666.65	171.91	4,000.00
9530-00 SEWER SERVICE	-	-	-	63.36	-	(63.36)	-
9540-00 WASTE DISPOSAL	4,111.20	3,916.67	(194.53)	20,365.52	19,583.35	(782.17)	47,000.00
9550-00 WATER/SEWER	18,097.66	7,083.33	(11,014.33)	49,071.24	35,416.65	(13,654.59)	85,000.00
Total UTILITIES	\$27,269.58	\$17,000.00	(\$10,269.58)	\$90,084.67	\$85,000.00	(\$5,084.67)	\$204,000.00
Total OPERATING EXPENSE	\$77,615.89	\$65,735.86	(\$11,880.03)	\$342,456.15	\$328,679.30	(\$13,776.85)	\$788,830.00
Net Income:	(\$10,809.22)	(\$0.02)	(\$10,809.20)	(\$10,790.30)	(\$0.10)	(\$10,790.20)	\$0.00