



Financial Reporting Package

Mirada Villas Homeowner's Association, Inc

7/1/2023 to 7/31/2023

Always Home for You

Mirada Villas Homeowner's Association, Inc
Balance Sheet
7/31/2023

Assets

Cash - Operating

10100 - AAB - Operating \$25,738.94

Cash - Operating Total \$25,738.94

Accounts Receivable

11100 - A/R - Mx. Receivable \$261.83

11200 - A/R - Assessments \$5,759.68

Accounts Receivable Total \$6,021.51

Allowance for Bad Debt

12000 - Allowance for Bad Debt (\$184.98)

Allowance for Bad Debt Total (\$184.98)

Current Asset

12200 - Refundable deposit \$675.00

14200 - PPD D&O Insurance \$2,047.50

Current Asset Total \$2,722.50

Assets Total \$34,297.97

Liabilities and Equity

Current Liability

22100 - Prepaid Owner Assessments \$7,396.16

22400 - Accrued Expenses \$20.00

22500 - Due to Developer \$19,371.55

Current Liability Total \$26,787.71

Retained Earnings (\$3,092.05)

Net Income \$10,602.31

Liabilities & Equity Total \$34,297.97

Mirada Villas Homeowner's Association, Inc
Income Statement
7/1/2023 - 7/31/2023

7/1/2023 - 7/31/2023	1/1/2023 - 7/31/2023
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Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$11,800.00	\$11,800.21	(\$0.21)	\$79,872.43	\$82,601.47	(\$2,729.04)	\$141,602.55
40750 - Capital Contributions	\$0.00	\$0.00	\$0.00	\$4,400.00	\$0.00	\$4,400.00	\$0.00
40800 - Collection Processing Fees	\$0.00	\$0.00	\$0.00	\$80.00	\$0.00	\$80.00	\$0.00
41100 - Late Fees Income	\$0.00	\$0.00	\$0.00	\$825.00	\$0.00	\$825.00	\$0.00
41200 - Interest - Delinquent Accounts	\$0.00	\$0.00	\$0.00	\$103.80	\$0.00	\$103.80	\$0.00
41900 - Interest Income - Operating	\$0.41	\$0.00	\$0.41	\$4.77	\$0.00	\$4.77	\$0.00
42200 - Miscellaneous Income	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	\$100.00	\$0.00
Total Income	\$11,800.41	\$11,800.21	\$0.20	\$85,386.00	\$82,601.47	\$2,784.53	\$141,602.55
Total Income	\$11,800.41	\$11,800.21	\$0.20	\$85,386.00	\$82,601.47	\$2,784.53	\$141,602.55
Expense							
<u>General & Administrative</u>							
60150 - Management Fees	\$1,003.00	\$1,024.28	\$21.28	\$5,768.32	\$7,169.96	\$1,401.64	\$12,291.30
60300 - Accounting Fees & Tax Prep	\$0.00	\$250.00	\$250.00	\$0.00	\$1,750.00	\$1,750.00	\$3,000.00
60350 - Legal Fees	\$94.00	\$83.33	(\$10.67)	\$5,058.40	\$583.31	(\$4,475.09)	\$1,000.00
60500 - Bank Charges	\$20.00	\$0.00	(\$20.00)	\$20.00	\$0.00	(\$20.00)	\$0.00
60600 - Postage	\$0.00	\$83.33	\$83.33	\$609.71	\$583.31	(\$26.40)	\$1,000.00
60700 - Insurance Liability/Property/Umb	\$186.14	\$500.00	\$313.86	\$1,698.28	\$3,500.00	\$1,801.72	\$6,000.00
61100 - Office Expense	\$0.00	\$391.67	\$391.67	\$1,952.70	\$2,741.69	\$788.99	\$4,700.00
61150 - Website/Caliber Portal Service	\$25.00	\$125.00	\$100.00	\$650.00	\$875.00	\$225.00	\$1,500.00
61300 - Corporate Annual Report	\$0.00	\$5.10	\$5.10	\$61.25	\$35.70	(\$25.55)	\$61.25
61350 - Bad Debt	\$0.00	\$30.83	\$30.83	\$184.98	\$215.81	\$30.83	\$370.00
61500 - Storage	\$0.00	\$5.00	\$5.00	\$0.00	\$35.00	\$35.00	\$60.00
61600 - Miscellaneous	\$500.00	\$41.67	(\$458.33)	\$815.66	\$291.69	(\$523.97)	\$500.00
Total General & Administrative	\$1,828.14	\$2,540.21	\$712.07	\$16,819.30	\$17,781.47	\$962.17	\$30,482.55
<u>Grounds</u>							
62000 - Contract Landscape	\$8,260.00	\$8,260.00	\$0.00	\$56,700.00	\$57,820.00	\$1,120.00	\$99,120.00
62800 - Irrigation Repairs	\$0.00	\$208.33	\$208.33	\$433.00	\$1,458.31	\$1,025.31	\$2,500.00
62850 - Lake/Fountains R&M	\$0.00	\$125.00	\$125.00	\$0.00	\$875.00	\$875.00	\$1,500.00
Total Grounds	\$8,260.00	\$8,593.33	\$333.33	\$57,133.00	\$60,153.31	\$3,020.31	\$103,120.00
<u>Pool/Clubhouse</u>							
67630 - General Repairs & Maint	\$99.82	\$0.00	(\$99.82)	\$99.82	\$0.00	(\$99.82)	\$0.00
Total Pool/Clubhouse	\$99.82	\$0.00	(\$99.82)	\$99.82	\$0.00	(\$99.82)	\$0.00
<u>Utilities</u>							
78100 - Electricity - Fountain	\$0.00	\$500.00	\$500.00	\$731.57	\$3,500.00	\$2,768.43	\$6,000.00
Total Utilities	\$0.00	\$500.00	\$500.00	\$731.57	\$3,500.00	\$2,768.43	\$6,000.00
Total Expense	\$10,187.96	\$11,633.54	\$1,445.58	\$74,783.69	\$81,434.78	\$6,651.09	\$139,602.55
Operating Net Income	\$1,612.45	\$166.67	\$1,445.78	\$10,602.31	\$1,166.69	\$9,435.62	\$2,000.00
Net Income	\$1,612.45	\$166.67	\$1,445.78	\$10,602.31	\$1,166.69	\$9,435.62	\$2,000.00