

# VISTA TOWER HOMEOWNERS' ASSOCIATION

## Profit and Loss YTD Comparison

March 2024

	TOTAL	
	MAR 2024	JAN - MAR, 2024 (YTD)
<b>Income</b>		
Tax-exempt Income		
Homeowner Fees and Assessments - Golf Cart Storage		
Golf Cart Storage Capital Improvement Assessment (Inside)		4,320.00
Golf Cart Storage Capital Improvement Assessment (Outside)	33.33	593.33
Golf Cart Storage Fee (Inside)		7,200.00
Golf Cart Storage Fee (Outside)	166.67	2,966.67
<b>Total Homeowner Fees and Assessments - Golf Cart Storage</b>	<b>200.00</b>	<b>15,080.00</b>
Homeowner Fees and Assessments - Units		
Assessment for Capital Improvements	9,350.28	28,050.84
Facility Fees	34,583.13	103,749.39
Utility - Cable TV	2,545.75	7,637.25
Utility - Electric	18,500.00	55,500.00
Utility - Internet	2,125.00	6,375.00
Utility - Water & Sewer	8,250.10	24,750.30
<b>Total Homeowner Fees and Assessments - Units</b>	<b>75,354.26</b>	<b>226,062.78</b>
Other Tax-exempt Income		
Closet rental		2,580.00
Electric bill reimbursement	211.21	671.33
Miscellaneous Income		80.00
Short-Term Rental Fee	1,100.00	3,700.00
Transfer Fee	150.00	150.00
<b>Total Other Tax-exempt Income</b>	<b>1,461.21</b>	<b>7,181.33</b>
<b>Total Tax-exempt Income</b>	<b>77,015.47</b>	<b>248,324.11</b>
Taxable Income		
ATM Income	11.00	43.00
Interest income	143.09	519.80
<b>Total Taxable Income</b>	<b>154.09</b>	<b>562.80</b>
<b>Total Income</b>	<b>\$77,169.56</b>	<b>\$248,886.91</b>
<b>GROSS PROFIT</b>	<b>\$77,169.56</b>	<b>\$248,886.91</b>
<b>Expenses</b>		
Administrative Expense		
Bank Service Charges	141.82	612.74
Computer and Software Expenses	510.96	780.96
Food, Drink, Social & Meeting Expenses	87.04	199.71
General and Administrative	14.99	83.81
Gifts and Donations	64.32	64.32
Office Supplies	228.30	572.15
<b>Total Administrative Expense</b>	<b>1,047.43</b>	<b>2,313.69</b>

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Building Expense		
Equipment & Equipment Repairs	48.94	48.94
Housekeeping Supplies	43.65	310.37
Lawn Service/Landscaping	213.80	352.88
Maintenance/Security Supplies	15.92	960.00
Mileage Paid		71.40
Repairs/ Replacements	1,883.91	10,683.60
Pool		2,302.87
<b>Total Repairs/ Replacements</b>	<b>1,883.91</b>	<b>12,986.47</b>
Repairs/Replacements to owners units		0.00
Reserve Components		25,076.00
Building equipment/machinery	23,465.29	25,573.19
Building Roof	2,000.02	6,000.06
<b>Total Reserve Components</b>	<b>25,465.31</b>	<b>56,649.25</b>
Service & Maintenance Contracts	239.81	719.43
<b>Total Building Expense</b>	<b>27,911.34</b>	<b>72,098.74</b>
Insurance		
Liability Insurance	11,398.26	20,729.06
Workman's Comp	684.20	2,121.20
<b>Total Insurance</b>	<b>12,082.46</b>	<b>22,850.26</b>
Miscellaneous Expense		0.00
Contract Labor	296.40	940.40
Depreciation Expense	136.85	410.55
<b>Total Miscellaneous Expense</b>	<b>433.25</b>	<b>1,350.95</b>
Payroll Expenses		
Taxes	1,803.24	5,288.27
Wages	21,623.87	62,383.86
<b>Total Payroll Expenses</b>	<b>23,427.11</b>	<b>67,672.13</b>
Professional Fees		
Accounting		750.00
Legal Fees	2,497.35	2,853.60
<b>Total Professional Fees</b>	<b>2,497.35</b>	<b>3,603.60</b>
Utilities-HOA		
Office Internet & Phone/Fax	249.71	749.13
Telephone	196.30	588.68
Trash Removal	410.81	1,226.45
<b>Total Utilities-HOA</b>	<b>856.82</b>	<b>2,564.26</b>

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Utilities-Owner		
Cable Television	3,364.03	10,092.09
Electric	14,910.00	45,175.00
Internet	2,130.00	6,390.00
Water & Sewer	9,346.10	27,805.20
<b>Total Utilities-Owner</b>	<b>29,750.13</b>	<b>89,462.29</b>
<b>Total Expenses</b>	<b>\$98,005.89</b>	<b>\$261,915.92</b>
NET OPERATING INCOME	<b>\$ -20,836.33</b>	<b>\$ -13,029.01</b>
Other Income		
Late Fee Income	107.30	607.51
<b>Total Other Income</b>	<b>\$107.30</b>	<b>\$607.51</b>
NET OTHER INCOME	<b>\$107.30</b>	<b>\$607.51</b>
NET INCOME	<b>\$ -20,729.03</b>	<b>\$ -12,421.50</b>