

# Income Statement - 12 Month

## Quality Property Management

Active Properties Owned By: Bella Vista Homes Homeowners Association

Display by Ownership %: No

Fund Type: All

Period Range: Jan 2024 to Dec 2024

Include Zero Balance GL Accounts: No

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
<b>Operating Income &amp; Expense</b>													
<b>Income</b>													
Pre-Payment	3,241.32	-1,833.12	-1,135.84	1,112.73	1,583.91	-703.58	-364.19	-1,014.79	-3,436.05	0.00	0.00	0.00	-2,549.61
Dues	12,240.90	12,995.98	11,263.71	12,067.42	11,919.73	11,350.50	12,277.94	11,103.34	9,934.35	0.00	0.00	0.00	105,153.87
HOA Statement Processing Fee	0.00	100.00	-100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Non-Refundable Application Fee for Architectural Review	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	1,000.00
Contribution to Working Capital	0.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00
HOA Late Fees	0.00	0.00	0.00	0.00	500.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	650.00
<b>Total Operating Income</b>	<b>15,482.22</b>	<b>11,462.86</b>	<b>10,027.87</b>	<b>13,180.15</b>	<b>14,003.64</b>	<b>10,646.92</b>	<b>12,063.75</b>	<b>11,088.55</b>	<b>6,498.30</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>104,454.26</b>
<b>Expense</b>													
Rent Credit	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.06	0.00	0.00	0.00	0.00	0.06
Interest	-105.99	-93.31	-93.50	-102.91	-99.82	-90.46	-108.25	-114.83	0.00	0.00	0.00	0.00	-809.07
Outside Vendor Maintenance	0.00	0.00	0.00	0.00	0.00	60.00	0.00	0.00	0.00	0.00	0.00	0.00	60.00
Insurance	0.00	0.00	0.00	0.00	1,177.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,177.00
Management Fee	1,250.00	1,250.00	1,250.00	1,250.00	0.00	2,500.00	1,250.00	1,250.00	0.00	0.00	0.00	0.00	10,000.00
Electricity	0.00	256.74	126.75	117.55	114.18	112.04	111.90	112.92	0.00	0.00	0.00	0.00	952.08
Water	118.75	118.75	120.03	0.00	1,267.23	1,241.14	1,125.14	1,465.94	0.00	0.00	0.00	0.00	5,456.98
Legal Expenses	930.00	0.00	400.00	0.00	0.00	869.00	0.00	0.00	0.00	0.00	0.00	0.00	2,199.00
Special Accounting Fee	0.00	275.00	3,340.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,615.50
Taxes & Licenses	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
Meeting Expenses	655.00	200.00	180.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,035.00

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Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
HOA Legal services and collections	0.00	0.00	900.00	8,153.50	0.00	0.00	869.00	0.00	0.00	0.00	0.00	0.00	9,922.50
Grounds Maintenance-Hedge/tree trim/dog waste	0.00	0.00	0.00	90.00	0.00	0.00	0.00	2,227.00	0.00	0.00	0.00	0.00	2,317.00
Landscape Contract	3,958.10	7,916.20	3,958.10	3,958.10	6,107.94	4,258.10	3,958.10	4,061.60	0.00	0.00	0.00	0.00	38,176.24
Landscape Contingency (irrigation/drainage)-repairs unexpected	2,348.00	0.00	0.00	997.75	0.00	5,183.81	0.00	0.00	0.00	0.00	0.00	0.00	8,529.56
HOA-Maintenance of Streets and Storm Drains	657.00	0.00	0.00	2,736.24	0.00	0.00	0.00	6,099.60	0.00	0.00	0.00	0.00	9,492.84
<b>Total Operating Expense</b>	<b>9,810.86</b>	<b>9,923.38</b>	<b>10,181.88</b>	<b>17,300.23</b>	<b>8,566.53</b>	<b>14,133.63</b>	<b>7,205.89</b>	<b>15,102.29</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>92,224.69</b>
<b>NOI - Net Operating Income</b>	<b>5,671.36</b>	<b>1,539.48</b>	<b>-154.01</b>	<b>-4,120.08</b>	<b>5,437.11</b>	<b>-3,486.71</b>	<b>4,857.86</b>	<b>-4,013.74</b>	<b>6,498.30</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>12,229.57</b>
Total Income	15,482.22	11,462.86	10,027.87	13,180.15	14,003.64	10,646.92	12,063.75	11,088.55	6,498.30	0.00	0.00	0.00	104,454.26
Total Expense	9,810.86	9,923.38	10,181.88	17,300.23	8,566.53	14,133.63	7,205.89	15,102.29	0.00	0.00	0.00	0.00	92,224.69
<b>Net Income</b>	<b>5,671.36</b>	<b>1,539.48</b>	<b>-154.01</b>	<b>-4,120.08</b>	<b>5,437.11</b>	<b>-3,486.71</b>	<b>4,857.86</b>	<b>-4,013.74</b>	<b>6,498.30</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>12,229.57</b>