

# Villa Monterey IV

Resort Park Homeowners Association



## End of Month Financials

**October 2024**

compiled by Jerry Mosier  
HOA Bookkeeper

reviewed and approved by Geoffrey Campbell  
HOA Treasurer

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11/05/24  
Cash Basis

Resort Park Association, Inc.  
**Balance Sheet**  
As of October 31, 2024

	<u>Oct 31, 24</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
Checking	57,043.86
Capital Reserves	69,157.34
<b>Total Checking/Savings</b>	<u>126,201.20</u>
<b>Total Current Assets</b>	<u>126,201.20</u>
<b>TOTAL ASSETS</b>	<b><u>126,201.20</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Other Current Liabilities	
Loan Payable-Current Year	9,517.07
<b>Total Other Current Liabilities</b>	<u>9,517.07</u>
<b>Total Current Liabilities</b>	9,517.07
<b>Long Term Liabilities</b>	
Loan Payable-Long Term	47,449.59
<b>Total Long Term Liabilities</b>	<u>47,449.59</u>
<b>Total Liabilities</b>	56,966.66
<b>Equity</b>	
Equity	4,261.59
Opening Balance Equity	87,991.72
Net Income	-23,018.77
<b>Total Equity</b>	<u>69,234.54</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>126,201.20</u></b>

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Cash Basis

**Resort Park Association, Inc.**  
**Profit & Loss Summary**  
October 2024

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	<u>Oct 24</u>
<b>Income</b>	
Interest - Capital Reserve	13.32
Interest - Checking	2.56
<b>Fees Received</b>	
Clubhouse Rental Fees	100.00
Key Fees	50.00
Late Fees & Fines	247.80
<b>Total Fees Received</b>	<u>397.80</u>
<b>Total Income</b>	<u>413.68</u>
<b>Gross Profit</b>	413.68
<b>Expense</b>	
Licenses, Permits, & Taxes	5.05
Bookkeeping & Accounting	600.00
Social Events	200.00
Interest Paid	266.45
Office Equipment & Supplies	43.20
<b>Maintenance &amp; Repairs</b>	
Fire System Monitoring	167.10
Housekeeping	290.00
Coolidge Entrance	514.83
Grounds	1,886.32
Pool & Spa	1,026.98
<b>Total Maintenance &amp; Repairs</b>	<u>3,885.23</u>
<b>Utilities</b>	
Gas	337.22
Electric	993.35
Telephone	131.34
Water/Sanitation	1,026.54
<b>Total Utilities</b>	<u>2,488.45</u>
<b>Capital Expenditures</b>	
Clubhouse	2,005.47
Office Equipment & Supplies	264.67
<b>Total Capital Expenditures</b>	<u>2,270.14</u>
<b>Total Expense</b>	<u>9,758.52</u>
<b>Net Income</b>	<u><u><b>-9,344.84</b></u></u>

**Budget Projections and Cashflow Summary**  
 July 1, 2024 - June 30, 2025

Month	Actuals	Actuals	Actuals	Actuals	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Totals
	Jul 24	Aug 24	Sep 24	Oct 24	Nov 24	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	
<b>Opening Checking Account Balance</b>	83,592	79,387	71,012	65,301	57,044	43,873	34,821	26,248	43,419	60,290	69,574	77,618	-
<b>Deposits</b>													
Total P&L Income	9,992	1,923	1,041	414	2,768	15	2,017	26,117	27,349	17,972	16,325	13,921	119,854
Funds from Capital Reserve Account <sup>1</sup>	3,117	-	-	2,270	7,312	2,000	-	1,000	-	1,000	-	-	16,699
<b>Total Deposits</b>	<b>13,109</b>	<b>1,923</b>	<b>1,041</b>	<b>2,684</b>	<b>10,080</b>	<b>2,015</b>	<b>2,017</b>	<b>27,117</b>	<b>27,349</b>	<b>18,972</b>	<b>16,325</b>	<b>13,921</b>	<b>136,553</b>
<b>Withdrawals</b>													
Total Operation Expenses	(10,253)	(7,679)	(5,581)	(7,488)	(13,303)	(7,878)	(7,943)	(7,747)	(7,818)	(7,472)	(7,058)	(6,605)	(96,824)
Total Capital Expenses	(3,117)	-	-	(2,270)	(7,312)	(2,000)	-	(1,000)	-	(1,000)	-	-	(16,699)
Capital Contributions <sup>2</sup>	(2,772)	(1,452)	-	-	(1,452)	-	(1,452)	-	(1,452)	-	-	(1,452)	(10,032)
Short Term Liabilities <sup>3</sup>	(1,153)	(1,149)	(1,155)	(1,169)	(1,170)	(1,176)	(1,181)	(1,187)	(1,192)	(1,198)	(1,203)	(1,209)	(14,142)
<b>Total Withdrawals</b>	<b>(17,296)</b>	<b>(10,280)</b>	<b>(6,735)</b>	<b>(10,928)</b>	<b>(23,237)</b>	<b>(11,053)</b>	<b>(10,576)</b>	<b>(9,934)</b>	<b>(10,462)</b>	<b>(9,670)</b>	<b>(8,261)</b>	<b>(9,266)</b>	<b>(137,698)</b>
<b>Ending Checking Account Balance</b>	<b>79,387</b>	<b>71,012</b>	<b>65,301</b>	<b>57,044</b>	<b>43,873</b>	<b>34,821</b>	<b>26,248</b>	<b>43,419</b>	<b>60,290</b>	<b>69,574</b>	<b>77,618</b>	<b>82,248</b>	-

<sup>1</sup> Transfers from Capital Reserves for funding capital improvement projects

<sup>2</sup> Includes Capital Contributions from VMIV home sales and donations transferred to Capital Reserve Account

<sup>3</sup> Loan principal payments. Interest payment included in Total P&L Expenses above

<b>Opening Capital Reserve Account Balance</b>	70,254	69,927	71,397	71,414	69,157	63,311	61,325	62,791	61,804	63,271	62,289	62,309	-
Deposits <sup>1</sup>	2,790	1,470	17	13	1,466	14	1,466	13	1,467	18	20	1,477	10,232
Withdrawals - Capital Expenditures <sup>2</sup>	(3,117)	-	-	(2,270)	(7,312)	(2,000)	-	(1,000)	-	(1,000)	-	-	(16,699)
<b>Ending Capital Reserve Account Balance</b>	<b>69,927</b>	<b>71,397</b>	<b>71,414</b>	<b>69,157</b>	<b>63,311</b>	<b>61,325</b>	<b>62,791</b>	<b>61,804</b>	<b>63,271</b>	<b>62,289</b>	<b>62,309</b>	<b>63,786</b>	-

<sup>1</sup> Includes Capital Contributions from VMIV home sales, donations, and accrued interest

<sup>2</sup> Funding for capital improvement projects

<b>Total ASSETS - All Accounts - Opening Balance</b>	153,846	149,314	142,409	136,715	126,201	107,185	96,147	89,040	105,223	123,561	131,864	139,928	--
<b>Total ASSETS - All Accounts - Ending Balance</b>	149,314	142,409	136,715	126,201	107,185	96,147	89,040	105,223	123,561	131,864	139,928	146,034	--