

Income Statement

Quality Property Management

Active Properties Owned By: Bella Vista Homes Homeowners Association

Display by Ownership %: No

As of: Dec 2022

Include Zero Balance GL Accounts: No

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Operating Income & Expense				
Income				
Pre-Payment	-237.50	-2.95	-81.00	-0.07
Dues	8,293.84	102.95	105,590.90	96.53
HOA Statement Processing Fee	0.00	0.00	200.00	0.18
Non-Refundable Application Fee for Architectural Review	0.00	0.00	1,600.00	1.46
Expedited Architectural Review	0.00	0.00	325.00	0.30
Contribution to Working Capital	0.00	0.00	1,000.00	0.91
HOA Late Fees	0.00	0.00	750.00	0.69
Total Operating Income	8,056.34	100.00	109,384.90	100.00
Expense				
AppFolio Vendor Service Charge	0.00	0.00	0.00	0.00
Insurance	0.00	0.00	1,254.70	1.15
Management Fee	1,000.00	12.41	12,000.00	10.97
Postage & Telephone	0.00	0.00	20.00	0.02
Electricity	121.95	1.51	1,360.82	1.24
Water	110.53	1.37	9,301.97	8.50
Sewer	0.00	0.00	0.00	0.00
Special Accounting Fee	0.00	0.00	1,515.00	1.39
Taxes & Licenses	0.00	0.00	50.00	0.05
QPM Processing Fee	0.00	0.00	100.00	0.09
Document Prep. Fee	0.00	0.00	5.00	0.00
HOA Collections and Legal fees (reimbursable expense to HOA)	0.00	0.00	219.00	0.20
Reserve Study HOA	0.00	0.00	2,098.00	1.92
Fountain Maintenance	0.00	0.00	0.00	0.00
Grounds Maintenance- Hedge/tree trim/dog waste	0.00	0.00	9,514.50	8.70
Landscape Contract	3,762.66	46.70	45,151.92	41.28
Landscape Contingency (irrigation/drainage)-	0.00	0.00	17,874.73	16.34

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repairs unexpected				
Landscape - Ag Buffer	0.00	0.00	5,117.80	4.68
HOA- Maintenance of Streets and Storm Drains	1,112.50	13.81	4,408.50	4.03
Total Operating Expense	6,107.64	75.81	109,991.94	100.55
NOI - Net Operating Income	1,948.70	24.19	-607.04	-0.55
Total Income	8,056.34	100.00	109,384.90	100.00
Total Expense	6,107.64	75.81	109,991.94	100.55
Net Income	1,948.70	24.19	-607.04	-0.55