



# Income Statement Detail - Operating

Happy Homeowners HOA  
07/24/2024 12:20:00 PM

06/01/2024 - 06/30/2024

Account Number	Account Name	Current Month	Budget Monthly	Variance	YTD Actual	YTD Budget	YTD Variance	Yearly Budget
Income Statement Group								
Revenue								
Operating Income								
4000	Assessment-Operating	0.00	0.00	0.00	98,784.00	98,750.00	34.00	197,500.00
4040	Interest Income	0.18	0.00	0.18	2.25	0.00	2.25	0.00
4200	Laundry Income	0.00	133.00	(133.00)	711.00	802.00	(91.00)	1,600.00
4425	Dock Rental Fee	0.00	250.00	(250.00)	4,500.00	1,500.00	3,000.00	3,000.00
7010	Assessment-Capital Reserves	0.00	0.00	0.00	49,968.00	50,000.00	(32.00)	100,000.00
Total Operating Income		<b>0.18</b>	<b>383.00</b>	<b>(382.82)</b>	<b>153,965.25</b>	<b>151,052.00</b>	<b>2,913.25</b>	<b>302,100.00</b>
<b>Total Revenue</b>		<b>0.18</b>	<b>383.00</b>	<b>(382.82)</b>	<b>153,965.25</b>	<b>151,052.00</b>	<b>2,913.25</b>	<b>302,100.00</b>
Operating Expenses								
Administrative & Office								
5007	Administrative & Office Expense	2.95	117.00	114.05	691.54	702.00	10.46	1,400.00
Total Administrative & Office		<b>2.95</b>	<b>117.00</b>	<b>114.05</b>	<b>691.54</b>	<b>702.00</b>	<b>10.46</b>	<b>1,400.00</b>
Insurance								
5100	Property/Fire Insurance	2,252.41	2,103.00	(149.41)	6,757.23	12,618.00	5,860.77	25,230.00
5103	Flood Insurance	0.00	957.00	957.00	0.00	5,742.00	5,742.00	11,480.00
5105	Liability Insurance	1,118.78	1,250.00	131.22	3,356.34	7,500.00	4,143.66	15,000.00
5106	Umbrella Insurance	272.32	284.00	11.68	816.96	1,706.00	889.04	3,410.00
5107	Workman's Comp Insurance	33.33	108.00	74.67	415.99	652.00	236.01	1,300.00
5275	Directors & Officers	520.85	573.00	52.15	1,562.55	3,442.00	1,879.45	6,880.00
Total Insurance		<b>4,197.69</b>	<b>5,275.00</b>	<b>1,077.31</b>	<b>12,909.07</b>	<b>31,660.00</b>	<b>18,750.93</b>	<b>63,300.00</b>
Building & Grounds								
5200	Landscape Weekly Maintenance	1,532.82	1,792.00	259.18	11,597.74	10,752.00	(845.74)	21,500.00
5204	Grounds Maintenance	348.90	1,042.00	693.10	1,598.96	6,252.00	4,653.04	12,500.00
5213	Landscape-Plantings	0.00	417.00	417.00	1,102.50	2,502.00	1,399.50	5,000.00
5399	Building Maintenance	0.00	667.00	667.00	995.57	4,002.00	3,006.43	8,000.00
5500	Pool Maintenance	635.00	425.00	(210.00)	4,345.20	2,550.00	(1,795.20)	5,100.00
5517	Laundry Machine Rental	165.41	167.00	1.59	992.46	1,002.00	9.54	2,000.00
5560	Beach Maintenance	452.80	458.00	5.20	2,701.50	2,752.00	50.50	5,500.00
Total Building & Grounds		<b>3,134.93</b>	<b>4,968.00</b>	<b>1,833.07</b>	<b>23,333.93</b>	<b>29,812.00</b>	<b>6,478.07</b>	<b>59,600.00</b>
Utilities								
5307	Water-Town Hillsboro Beach	2,409.09	1,500.00	(909.09)	10,238.43	9,000.00	(1,238.43)	18,000.00
5308	Sewer Broward County	739.62	875.00	135.38	5,871.46	5,250.00	(621.46)	10,500.00
5318	FPL-Electric	342.62	583.00	240.38	5,427.38	3,502.00	(1,925.38)	7,000.00
Total Utilities		<b>3,491.33</b>	<b>2,958.00</b>	<b>(533.33)</b>	<b>21,537.27</b>	<b>17,752.00</b>	<b>(3,785.27)</b>	<b>35,500.00</b>
Accounting & Financial								
5001	Accounting Monthly Service	329.00	333.00	4.00	987.00	2,002.00	1,015.00	4,000.00
5645	CPA Financial Advisor Fee	0.00	21.00	21.00	150.00	126.00	(24.00)	250.00
Total Accounting & Financial		<b>329.00</b>	<b>354.00</b>	<b>25.00</b>	<b>1,137.00</b>	<b>2,128.00</b>	<b>991.00</b>	<b>4,250.00</b>
Capital Spending								
5551	Milestone Archit & Enginrng CAPITAL	942.50	417.00	(525.50)	2,404.88	2,502.00	97.12	5,000.00
5832	Boathouse Deck	0.00	0.00	0.00	22,911.21	0.00	(22,911.21)	0.00
Total Capital Spending		<b>942.50</b>	<b>417.00</b>	<b>(525.50)</b>	<b>25,316.09</b>	<b>2,502.00</b>	<b>(22,814.09)</b>	<b>5,000.00</b>
Legal								
5040	Legal	1,982.50	250.00	(1,732.50)	4,801.50	1,500.00	(3,301.50)	3,000.00
Total Legal		<b>1,982.50</b>	<b>250.00</b>	<b>(1,732.50)</b>	<b>4,801.50</b>	<b>1,500.00</b>	<b>(3,301.50)</b>	<b>3,000.00</b>
Payroll								
5039	Payroll Processing	146.00	100.00	(46.00)	839.00	600.00	(239.00)	1,200.00
5058	Payroll - Taxes	135.92	188.00	52.08	2,544.60	1,128.00	(1,416.60)	2,250.00
5122	Salary Paid	1,976.80	2,217.00	240.20	12,883.53	13,302.00	418.47	26,600.00
Total Payroll		<b>2,258.72</b>	<b>2,505.00</b>	<b>246.28</b>	<b>16,267.13</b>	<b>15,030.00</b>	<b>(1,237.13)</b>	<b>30,050.00</b>
<b>Total Operating Expenses</b>		<b>16,339.62</b>	<b>16,844.00</b>	<b>504.38</b>	<b>105,993.53</b>	<b>101,086.00</b>	<b>(4,907.53)</b>	<b>202,100.00</b>
Reserve Transfer								
5999	Transfer to Reserve	0.00	0.00	0.00	49,968.00	50,000.00	32.00	100,000.00
<b>Total Reserve Transfer</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>49,968.00</b>	<b>50,000.00</b>	<b>32.00</b>	<b>100,000.00</b>
<b>Net Income / (Loss)</b>		<b>(16,339.44)</b>	<b>(16,461.00)</b>	<b>121.56</b>	<b>(1,996.28)</b>	<b>(34.00)</b>	<b>(1,962.28)</b>	<b>0.00</b>