

Ventura CC HOA, Inc.  
 BOD - Income Statement - Total Company - August, 2023

Same Mth Last Yr	This Month	This Mth Budget	Actual/Budget Variance		YTD Last Yr	Year To Date	YTD Budget	Budget/Act Variance	Total Yr Budget
INCOME									
HOA INCOME									
178,596	187,308	187,308	0	Assessments - Condos	1,428,768	1,498,464	1,498,464	0	2,247,696
111,780	116,748	116,748	0	Assessments - Houses	894,240	933,984	933,984	0	1,400,976
-98,482	-98,482	-98,482	0	Allocation - Reserves	-787,856	-787,856	-787,856	0	-1,181,784
INTEREST INCOME									
1	1	0	1	Interest Income	24	12	0	12	0
0	181	25	156	Interest Income - Homeowners Accts	251	2,434	200	2,234	300
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1	182	25	157	TOTAL INTEREST INCOME	275	2,446	200	2,246	300
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191,895	205,756	205,599	157	TOTAL HOA INCOME	1,535,427	1,647,038	1,644,792	2,246	2,467,188
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HOA - OTHER INCOME									
2,695	2,995	2,500	495	RV Rentals	21,806	24,465	20,000	4,465	30,000
2,433	1,934	1,900	34	Gate Codecards	16,352	14,674	15,200	-526	22,800
2,227	3,113	3,500	-387	Administrative Fees	29,380	20,986	29,500	-8,514	45,000
1,784	235	750	-515	Advertising Income	7,276	5,258	6,000	-742	9,000
390	512	0	512	Other Services/Passes	2,118	1,868	0	1,868	0
5	6	250	-244	ATM Income	85	93	2,000	-1,907	3,000
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9,533	8,795	8,900	-105	TOTAL HOA - OTHER INCOME	77,016	67,344	72,700	-5,356	109,800
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PRO SHOP									
91	4,566	4,200	366	Hard Goods	25,592	54,433	38,200	16,233	55,700
404	4,778	3,100	1,678	Soft Goods	21,819	55,220	36,100	19,120	49,500
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495	9,344	7,300	2,044	TOTAL PRO SHOP INCOME	47,412	109,654	74,300	35,354	105,200
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GOLF COURSE INCOME									
0	52,044	45,864	6,180	Green Fees	160,350	489,604	462,402	27,202	654,018
0	35,608	30,576	5,032	Cart Fees	103,917	326,039	308,268	17,771	436,012
1,579	2,800	640	2,160	Cart Seats	12,634	20,941	5,530	15,411	8,090
6,247	17,611	15,000	2,611	Annual Green Fees	49,875	131,568	120,000	11,568	180,000
0	544	240	304	Cart Coupon Income	32,056	46,852	20,120	26,732	23,420
2,318	3,114	1,800	1,314	Annual Trail Fees	13,972	24,024	14,400	9,624	21,600

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142	584	300	284	Range Fees	3,945	7,161	8,800	-1,640	12,200
137	233	300	-67	Locker Rental	1,044	1,654	2,400	-746	3,600
0	906	400	506	Club Repairs & Rentals	2,553	8,623	5,500	3,123	8,700
0	32	20	12	Handicap Services	3,220	3,452	2,210	1,242	3,640
540	180	300	-120	Lessons & Clinics	3,600	3,690	2,900	790	4,350
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10,962	113,657	95,440	18,217	TOTAL GOLF COURSE INCOME	387,166	1,063,607	952,530	111,077	1,355,630
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				FOOD & BEVERAGE INCOME					
29,045	34,504	33,000	1,504	Food - Restaurant	309,413	339,886	326,000	13,886	482,000
7,918	12,382	10,000	2,382	Liquor - Restaurant	79,168	107,508	84,000	23,508	126,000
6,162	15,793	10,000	5,793	Beer - Restaurant	89,816	149,006	97,500	51,506	155,000
2,268	2,505	3,000	-495	Wine - Restaurant	37,211	42,811	40,000	2,811	53,000
1,809	5,540	4,500	1,040	Beverage (Non-Alc.) - Restaurant	22,829	42,166	25,600	16,566	40,600
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47,202	70,723	60,500	10,223	TOTAL RESTAURANT INCOME	538,438	681,377	573,100	108,277	856,600
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				F&B - BANQUET INCOME					
3,935	2,705	3,000	-295	Food - Banquets	55,398	56,067	51,500	4,567	80,500
0	2,016	500	1,516	Food - Golf Functions	7,545	17,395	9,500	7,895	12,500
117	75	0	75	Misc. F&B Income	2,364	4,732	0	4,732	0
1,384	225	450	-225	Beverage - Banquets	9,024	10,758	7,725	3,033	12,875
1,789	1,500	1,100	400	Space Rental - Banquets	9,017	10,908	12,600	-1,692	22,300
16	268	350	-82	Linen Income - Banquets	52	3,332	2,800	532	4,200
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7,241	6,789	5,400	1,389	TOTAL BANQUET INCOME	83,400	103,191	84,125	19,066	132,375
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0	0	0	0	Cash Over/Short	-123	-25	0	-25	0
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267,329	415,065	383,139	31,926	TOTAL INCOME	2,668,736	3,672,186	3,401,547	270,639	5,026,793
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				COST OF GOODS SOLD					
				COST OF GOODS SOLD - PRO SHOP					
64	3,198	3,150	-48	Hard Goods	18,388	39,545	28,650	-10,895	41,775
369	2,639	2,170	-469	Soft Goods	14,963	35,246	25,270	-9,976	34,650
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433	5,837	5,320	-517	TOTAL COGS - PRO SHOP	33,350	74,792	53,920	-20,872	76,425
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				COGS - FOOD					

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13,595	18,959	13,200	-5,759	Food - Restaurant	132,112	164,218	130,400	-33,818	192,800
0	676	125	-551	Food - Golf Functions	1,885	4,521	2,375	-2,146	3,125
984	504	750	246	Food - Banquets	13,852	14,133	12,875	-1,258	20,125
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14,579	20,139	14,075	-6,064	TOTAL COGS - FOOD	147,850	182,872	145,650	-37,222	216,050
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				COGS - BEVERAGES					
2,223	3,556	3,000	-556	Liquor	24,076	28,595	25,200	-3,395	37,800
2,352	5,126	3,700	-1,426	Beer	36,578	52,409	36,075	-16,334	57,350
695	756	840	84	Wine	12,138	14,620	11,200	-3,420	14,840
546	2,857	2,250	-607	Beverage -Non-Alc.	12,430	20,994	12,800	-8,194	20,300
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5,815	12,296	9,790	-2,506	TOTAL COGS - BEVERAGES	85,221	116,618	85,275	-31,343	130,290
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825	113	180	68	Beverage - Banquets	4,557	4,782	3,090	-1,692	5,150
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21,653	38,385	29,365	-9,020	TOTAL COST OF GOODS SOLD	270,978	379,064	287,935	-91,129	427,915
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245,676	376,680	353,774	22,906	GROSS PROFIT	2,397,758	3,293,122	3,113,612	179,510	4,598,878
				PAYROLL					
				WAGES & SALARIES					
101,623	120,467	124,156	3,689	Wages & Salaries	797,630	973,440	1,013,685	40,245	1,528,534
6,522	7,227	7,983	756	Contract Labor	42,784	79,582	63,892	-15,690	96,364
2,115	2,501	400	-2,101	Overtime	14,288	40,112	6,200	-33,912	8,200
-206	324	270	-54	Lessons / Banquet Tips	3,224	2,418	2,610	192	3,915
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110,053	130,519	132,809	2,290	TOTAL WAGES & SALARIES	857,926	1,095,552	1,086,387	-9,165	1,637,013
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				EMPLOYEE TAXES & BENEFITS					
8,906	10,987	11,591	604	FICA (Social Security & Medicare)	73,402	93,031	95,548	2,517	144,017
73	160	244	84	SUTA	2,459	3,735	2,032	-1,703	3,067
-127	88	394	306	FUTA	2,506	2,923	3,258	335	4,918
1,130	1,726	2,145	419	Worker's Comp	13,760	14,443	17,626	3,183	26,599
8,750	10,308	11,400	1,092	Benefits - Contr. to Medical	82,455	78,527	91,200	12,673	136,800
1,247	1,131	700	-431	Benefits - Employee Discounts	7,961	9,258	5,600	-3,658	8,400
0	0	0	0	Benefits - Holiday Pay	6,789	7,452	8,178	726	16,019
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19,978	24,401	26,474	2,073	TOTAL EMPLOYEE TAXES & BENEFITS	189,333	209,369	223,442	14,073	339,820
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				OTHER EMPLOYEE RELATED EXPENSES					
579	882	620	-262	Payroll Admin Fee	5,352	6,267	5,395	-872	7,875
843	1,089	1,000	-89	Other HR Benefits	5,453	6,093	7,000	907	20,000
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1,422	1,971	1,620	-351	TOTAL OTHER EMP. RELATED EXPENSES	10,805	12,360	12,395	36	27,875
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131,453	156,890	160,903	4,013	TOTAL PAYROLL	1,058,063	1,317,281	1,322,224	4,944	2,004,708
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				OTHER OPERATION EXPENSES					
600	600	600	0	Accounting Fees	4,800	4,800	4,800	0	7,200
1,782	1,866	2,000	134	Audit & Tax Preparation Fees	14,317	15,230	16,000	770	24,000
145	137	450	313	Bank Service Charges	1,679	3,838	3,600	-238	12,500
93	149	840	691	Dues & Subscriptions	4,463	5,988	3,890	-2,098	5,627
3,326	2,400	2,330	-70	Equipment Lease	18,109	19,391	17,800	-1,591	27,360
7,397	14,968	7,850	-7,118	Equipment Repair & Maintenance	58,586	81,276	62,800	-18,476	94,200
0	150	50	-100	Elevator Maint & Repairs	1,372	6,812	1,200	-5,612	2,200
0	0	0	0	Equipment Refurbished	0	4,534	0	-4,534	0
0	0	0	0	Election Costs	0	2,097	2,100	3	3,100
2,288	4,307	2,000	-2,307	Legal Fees	13,623	31,442	15,000	-16,442	23,000
900	2,684	1,200	-1,484	Office Supplies	6,861	14,267	9,600	-4,667	15,000
272	802	800	-2	Postage & Delivery	4,140	4,136	7,400	3,264	15,000
700	639	775	136	Printing & Reproduction	8,678	8,120	8,700	580	14,400
55	229	100	-129	Travel	603	989	800	-189	1,240
542	577	545	-32	Insurance - D&O	4,336	4,619	4,360	-259	6,540
11,358	18,877	11,900	-6,977	Insurance - Prop. & Liability	88,359	147,484	95,200	-52,284	142,834
3,140	5,104	5,700	596	Pool Cleaning & Maintenance	13,970	13,784	14,800	1,016	20,000
53,787	56,964	58,299	1,335	Access Control & Security	404,433	425,201	451,802	26,601	683,978
2,378	2,719	2,000	-719	Gate Repairs	17,257	16,958	16,000	-958	24,000
305	4,662	3,000	-1,662	Police Patrol & Services	9,848	31,109	24,000	-7,109	36,000
1,703	2,192	2,635	443	Security/Loss Prevention	20,819	17,705	21,080	3,375	31,620
0	0	0	0	Special Events	3,988	4,918	6,000	1,082	10,000
2,555	1,031	1,850	819	Janitorial	12,293	18,987	14,800	-4,187	22,200
1,322	50	1,750	1,700	Gate Code Cards	10,015	8,236	14,000	5,764	21,000
548	548	500	-48	Telephone - Security	4,373	4,392	4,000	-392	6,000
833	887	915	28	Telephone	7,012	7,056	7,320	264	10,980
3,068	3,036	3,600	564	IT Expenses	27,160	27,394	28,800	1,406	43,200
22,635	18,900	21,133	2,233	Utilities	155,957	153,709	160,246	6,537	239,125
6,720	6,720	6,870	150	Real Estate Taxes	53,760	53,760	54,960	1,200	82,440
340	0	340	340	Personal Property Tax	2,762	0	2,720	2,720	11,360
0	0	125	125	Uniform Expenses	1,337	1,762	3,400	1,638	7,900
11,086	438	6,200	5,762	Fertilizer	13,160	27,570	49,600	22,030	74,400
5,177	0	750	750	Sand/Seed/Top Dressing	6,153	4,892	6,000	1,108	9,000

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0	0	0	0	Bunker Sand	0	0	800	800	800
1,070	6,740	1,400	-5,340	Aquatics	39,032	14,818	11,200	-3,618	16,800
0	0	500	500	Landscape Maintenance	325	10,728	4,000	-6,728	6,000
1,592	3,783	2,650	-1,133	Supplies & Services	18,772	24,825	21,200	-3,625	31,800
319	0	550	550	Irrigation Repairs	4,682	685	4,400	3,715	6,600
0	0	0	0	Sandstone & Mulch	0	0	0	0	500
0	0	2,500	2,500	Pressure Washing	600	2,500	20,000	17,500	30,000
0	0	0	0	Palm Pruning	0	9,307	8,500	-807	8,500
26,194	28,163	27,074	-1,089	Contracted Services	217,791	215,140	215,040	-100	324,336
477	502	450	-52	Pest Control	3,300	5,331	3,600	-1,731	5,400
256	261	450	189	Fitness Room PM Plan	4,116	2,265	3,600	1,335	5,400
2,588	3,897	2,450	-1,447	Fuel, Oil, & Gas	22,129	20,703	19,600	-1,103	29,400
5,542	5,856	6,000	144	Chemicals	17,433	24,368	46,000	21,632	69,398
51	0	100	100	Small Tools	545	4,391	800	-3,591	1,200
703	285	365	80	Waste Removal	3,222	3,750	2,920	-830	4,380
0	0	0	0	Sewerpipe Cleaning & Repairs	15,710	21,922	16,000	-5,922	16,000
0	9,305	9,176	-129	Cart Lease	29,864	74,441	73,408	-1,033	110,112
2,288	6,142	4,225	-1,917	Credit Card Fees	29,722	60,029	41,800	-18,229	60,600
1,270	1,747	1,500	-247	Advertising	12,685	17,098	12,700	-4,398	23,500
79	90	300	210	Prizes & Donations	801	887	2,400	1,513	3,580
0	0	0	0	Member & Public Relations	155	800	2,100	1,300	4,200
2,501	37	240	203	Licenses & Fees	6,912	4,004	5,240	1,236	8,260
15	90	200	110	Discounts	1,323	1,126	1,600	474	2,400
1,332	2,424	1,600	-824	Linens	12,275	14,021	12,800	-1,221	19,200
2,079	2,313	1,700	-613	Paper Products	21,903	22,595	17,500	-5,095	28,200
-77	0	200	200	China, Glass, & Smallwares	823	379	1,600	1,221	2,400
1,466	92	450	358	F&B / Kitchen Supplies	3,179	4,391	3,600	-791	5,400
2,213	2,096	1,800	-296	Entertainment	16,036	14,911	14,400	-511	21,600
1,760	0	1,760	1,760	Direct TV NFL Package	1,760	0	1,760	1,760	8,800
60	206	350	144	Banquet Expenses	2,174	5,899	2,800	-3,099	4,200
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198,833	225,667	215,097	-10,570	TOTAL OTHER OPERATION EXPENSES	1,481,494	1,753,769	1,704,146	-49,623	2,586,370
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				OTHER INCOME & EXPENSE					
150	150	150	0	Bad Debt	1,200	1,200	1,200	0	1,800
-700	500	500	0	Depreciation Expense	9,600	4,000	4,000	0	6,000
0	0	0	0	Other Expense	0	19,403	0	-19,403	0
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-550	650	650	0	TOTAL OTHER INCOME & EXPENSE	10,800	24,603	5,200	-19,403	7,800
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-84,059	-6,526	-22,876	16,350	NET ORDINARY INCOME	-152,599	197,469	82,042	115,427	0
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