

Ventura CC HOA, Inc.
 BOD - Income Statement - Departmental - November, 2024
 10 - HOA - Administration

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									
187,308	198,198	198,198	0	Assessments - Condos	2,060,388	2,180,178	2,180,178	0	2,378,376
116,748	122,958	122,958	0	Assessments - Houses	1,284,228	1,352,538	1,352,538	0	1,475,496
-98,482	-101,902	-101,902	0	Allocation - Reserves	-1,283,302	-1,120,922	-1,120,922	0	-1,222,824
INTEREST INCOME									
1	4	0	4	Interest Income	16	27	0	27	0
0	0	200	-200	Interest Income - Homeowners Accts	2,734	243	2,200	-1,957	2,400
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1	4	200	-196	TOTAL INTEREST INCOME	2,750	270	2,200	-1,930	2,400
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205,575	219,258	219,454	-196	TOTAL HOA INCOME	2,064,064	2,412,064	2,413,994	-1,930	2,633,448
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HOA - OTHER INCOME									
2,742	2,826	2,830	-4	RV Rentals	33,023	31,448	31,130	318	33,960
1,147	1,467	1,850	-383	Gate Codecards	18,802	14,988	20,350	-5,362	22,200
1,503	804	3,300	-2,496	Administrative Fees	25,393	23,753	36,300	-12,547	39,600
376	3,488	750	2,738	Advertising Income	6,830	9,007	8,250	757	9,000
169	103	0	103	Gym Membership/Passes	2,432	2,361	0	2,361	0
9	8	250	-242	ATM Income	121	881	2,750	-1,869	3,000
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5,945	8,696	8,980	-284	TOTAL HOA - OTHER INCOME	86,601	82,439	98,780	-16,341	107,760
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0	0	0	0	Cash Over/Short	0	-80	0	-80	0
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211,521	227,953	228,434	-481	TOTAL INCOME	2,150,665	2,494,423	2,512,774	-18,351	2,741,208
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211,521	227,953	228,434	-481	GROSS PROFIT	2,150,665	2,494,423	2,512,774	-18,351	2,741,208
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PAYROLL									
WAGES & SALARIES									
25,247	26,348	32,355	6,007	Wages & Salaries	276,783	305,652	358,851	53,199	391,619
201	358	100	-258	Overtime	2,857	4,841	1,100	-3,741	1,200
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25,448	26,706	32,455	5,749	TOTAL WAGES & SALARIES	279,640	310,493	359,951	49,458	392,819
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Ventura CC HOA, Inc.
 BOD - Income Statement - Departmental - November, 2024
 10 - HOA - Administration

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
EMPLOYEE TAXES & BENEFITS									
1,959	2,015	2,483	468	FICA (Social Security & Medicare)	21,324	23,558	27,537	3,979	30,051
9	0	81	81	SUTA	612	353	901	548	982
6	0	131	131	FUTA	1,216	1,152	1,441	289	1,571
395	419	491	72	Worker's Comp	4,234	4,766	5,401	635	5,893
2,277	2,002	2,000	-2	Benefits - Contr. to Medical	20,651	7,726	22,000	14,274	24,000
1,746	947	1,100	153	Benefits - Employee Discounts	13,609	14,846	12,100	-2,746	13,200
434	0	456	456	Benefits - Holiday Pay	1,608	1,924	2,280	356	2,736
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6,826	5,383	6,742	1,359		63,252	54,325	71,660	17,335	78,433
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OTHER EMPLOYEE RELATED EXPENSES									
676	754	700	-54	Payroll Admin Fee	8,337	9,135	8,600	-535	9,300
490	-420	750	1,170	Other HR Benefits	8,662	7,665	8,750	1,085	16,750
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1,166	334	1,450	1,116		16,999	16,800	17,350	550	26,050
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33,440	32,423	40,647	8,224		359,891	381,618	448,961	67,343	497,302
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OTHER OPERATION EXPENSES									
600	600	600	0	Accounting Fees	6,600	6,600	6,600	0	7,200
2,890	2,968	2,000	-968	Audit & Tax Preparation Fees	22,022	24,190	22,000	-2,190	24,000
335	154	500	346	Bank Service Charges	4,982	3,184	5,350	2,166	13,350
157	74	130	56	Dues & Subscriptions	1,320	1,270	1,430	160	1,530
1,938	1,568	1,780	212	Equipment Lease	20,132	20,912	19,460	-1,452	21,360
2,437	180	2,700	2,520	Equipment Repair & Maintenance	25,842	24,528	29,700	5,172	32,400
75	150	100	-50	Elevator Maint & Repairs	7,356	6,615	2,150	-4,465	2,600
0	0	0	0	Election Costs	2,097	0	2,600	2,600	4,100
135	3,497	2,000	-1,497	Legal Fees	35,779	36,052	21,000	-15,052	23,000
892	1,336	1,300	-36	Office Supplies	16,586	11,319	14,300	2,981	16,300
1,533	770	2,300	1,530	Postage & Delivery	6,037	7,855	11,700	3,845	15,000
1,880	800	850	50	Printing & Reproduction	8,152	8,809	8,350	-459	9,100
60	0	100	100	Travel	845	511	1,100	589	1,200
577	679	678	-1	Insurance - D&O	6,261	7,467	7,468	1	8,146
18,735	15,434	22,322	6,888	Insurance - Prop. & Liability	203,431	195,127	245,532	50,405	267,854
1,240	1,302	1,400	98	Pool Cleaning & Maintenance	17,504	21,866	19,900	-1,966	21,300
54,648	53,713	59,020	5,307	Access Control & Security	584,086	632,426	659,015	26,589	720,000
2,499	4,961	2,200	-2,761	Gate Repairs	20,804	18,956	24,200	5,244	26,400
4,829	2,102	3,500	1,398	Police Patrol & Services	43,002	40,893	36,500	-4,393	40,000

Ventura CC HOA, Inc.
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 10 - HOA - Administration

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
1,321	1,321	1,800	479	Security/Loss Prevention	14,883	14,532	19,800	5,268	21,600
677	1,000	1,300	300	Janitorial	12,182	12,734	14,300	1,566	15,600
900	3,135	1,550	-1,585	Gate Code Cards	12,833	13,879	17,050	3,171	18,600
548	548	525	-23	Telephone - Security	6,036	6,162	5,775	-387	6,300
502	461	465	4	Telephone	5,456	6,525	5,115	-1,410	5,580
5,836	2,657	3,600	943	IT Expenses	41,156	37,636	39,600	1,964	43,200
4,728	4,750	5,833	1,083	Utilities	58,082	54,426	64,166	9,740	70,000
6,720	10,170	6,870	-3,300	Real Estate Taxes	73,920	82,170	75,570	-6,600	82,440
0	0	340	340	Personal Property Tax	0	0	3,740	3,740	4,060
0	0	25	25	Uniform Expenses	0	80	275	195	375
2,745	2,342	2,100	-242	Supplies & Services	23,963	23,091	23,100	9	25,200
6,637	7,026	7,600	574	Contracted Services	74,758	79,208	83,600	4,392	91,200
437	447	600	153	Pest Control	6,940	7,055	6,600	-455	7,200
1,904	266	450	184	Fitness Room PM Plan	4,952	3,551	4,950	1,399	5,400
605	725	325	-400	Credit Card Fees	4,896	7,028	3,575	-3,453	3,900
0	85	200	115	Licenses & Fees	899	4,097	2,200	-1,897	2,400
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129,020	125,220	137,063	11,843	TOTAL OTHER OPERATION EXPENSES	1,373,792	1,420,753	1,507,771	87,018	1,657,895
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				OTHER INCOME & EXPENSE					
0	100	100	0	Bad Debt	1,500	1,100	1,100	0	1,200
500	400	500	100	Depreciation Expense	5,500	4,400	5,500	1,100	6,000
0	0	0	0	Other Expense	19,403	0	0	0	9,368
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500	500	600	100	TOTAL OTHER INCOME & EXPENSE	26,403	5,500	6,600	1,100	16,568
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48,561	69,810	50,124	19,686	NET ORDINARY INCOME	390,578	686,552	549,442	137,110	569,443
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Ventura CC HOA, Inc.
 BOD - Income Statement - Departmental - November, 2024
 20 - HOA - Grounds

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
				OTHER OPERATION EXPENSES					
7,880	7,517	9,200	1,683	Utilities	96,803	90,309	104,800	14,491	114,000
670	670	1,000	330	Aquatics	20,425	7,370	11,000	3,630	12,000
0	0	500	500	Landscape Maintenance	1,500	5,308	5,500	192	6,000
664	0	50	50	Irrigation Repairs	664	0	550	550	600
0	0	2,500	2,500	Pressure Washing	2,500	26,216	27,500	1,284	30,000
20,326	20,935	21,163	228	Contracted Services	221,620	229,441	232,793	3,352	253,956
0	0	0	0	Sewerpipe Cleaning & Repairs	21,922	27,762	22,000	-5,762	22,000
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29,540	29,123	34,413	5,290	TOTAL OTHER OPERATION EXPENSES	365,434	386,407	404,143	17,736	438,556
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-29,540	-29,123	-34,413	5,290	NET ORDINARY INCOME	-365,434	-386,407	-404,143	17,736	-438,556
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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									
PRO SHOP									
8,629	5,740	6,000	-260	Hard Goods	77,581	110,882	68,900	41,982	75,900
4,277	3,291	5,200	-1,909	Soft Goods	70,391	55,546	64,000	-8,454	69,100
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12,905	9,031	11,200	-2,169	TOTAL PRO SHOP INCOME	147,972	166,428	132,900	33,528	145,000
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GOLF COURSE INCOME									
55,380	56,604	72,408	-15,804	Green Fees	672,080	611,898	731,998	-120,100	793,618
34,885	40,240	48,272	-8,032	Cart Fees	445,737	421,869	487,998	-66,129	529,078
2,949	2,502	2,900	-398	Cart Seats	29,788	26,899	31,500	-4,601	33,700
17,632	16,004	18,000	-1,996	Annual Green Fees	184,449	173,072	198,000	-24,928	216,000
5,317	7,587	3,000	4,587	Cart Coupon Income	58,129	80,127	46,400	33,727	48,400
3,178	3,018	3,300	-282	Annual Trail Fees	33,494	32,769	36,300	-3,531	39,600
933	920	1,100	-180	Range Fees	9,788	9,100	9,800	-700	10,900
233	137	300	-163	Locker Rental	2,354	1,218	3,300	-2,082	3,600
0	886	900	-14	Club Repairs & Rentals	10,573	11,936	12,500	-564	13,700
128	0	90	-90	Handicap Services	3,612	3,650	3,450	200	4,750
720	360	400	-40	Lessons & Clinics	5,130	4,640	5,100	-460	5,540
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121,355	128,257	150,670	-22,413	TOTAL GOLF COURSE INCOME	1,455,133	1,377,178	1,566,346	-189,168	1,698,886
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134,260	137,288	161,870	-24,582	TOTAL INCOME	1,603,105	1,543,606	1,699,246	-155,640	1,843,886
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COST OF GOODS SOLD									
COST OF GOODS SOLD - PRO SHOP									
6,717	4,411	4,500	89	Hard Goods	57,358	83,045	51,675	-31,370	56,925
2,681	2,230	3,640	1,410	Soft Goods	45,193	37,605	44,800	7,195	48,370
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9,398	6,641	8,140	1,499	TOTAL COGS - PRO SHOP	102,551	120,650	96,475	-24,175	105,295
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9,398	6,641	8,140	1,499	TOTAL COST OF GOODS SOLD	102,551	120,650	96,475	-24,175	105,295
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124,861	130,647	153,730	-23,083	GROSS PROFIT	1,500,554	1,422,956	1,602,771	-179,815	1,738,591

Ventura CC HOA, Inc.
 BOD - Income Statement - Departmental - November, 2024
 30 - Pro Shop

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
70,318	74,495	92,463	-17,968	NET ORDINARY INCOME	965,107	847,544	1,001,273	-153,729	1,081,143

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
PAYROLL									
WAGES & SALARIES									
30,639	33,030	38,564	5,534	Wages & Salaries	358,601	365,375	430,666	65,291	469,230
14,068	11,453	10,757	-696	Contract Labor	117,030	135,535	116,568	-18,967	127,325
30	7	100	93	Overtime	1,982	2,736	1,100	-1,636	1,200
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44,737	44,490	49,421	4,931		477,613	503,647	548,334	44,687	597,755
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EMPLOYEE TAXES & BENEFITS									
2,378	2,467	3,781	1,314	FICA (Social Security & Medicare)	27,501	27,808	41,949	14,141	45,730
0	5	74	69	SUTA	632	553	824	271	898
0	4	49	45	FUTA	414	406	544	138	593
477	515	742	227	Worker's Comp	5,732	5,491	8,225	2,734	8,967
2,368	2,267	2,500	233	Benefits - Contr. to Medical	26,904	24,488	27,500	3,012	30,000
807	0	995	995	Benefits - Holiday Pay	4,543	3,479	4,975	1,496	5,970
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6,030	5,258	8,141	2,883		65,725	62,226	84,017	21,791	92,158
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50,767	49,748	57,562	7,814		543,337	565,872	632,351	66,479	689,913
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OTHER OPERATION EXPENSES									
10	0	0	0	Dues & Subscriptions	475	475	500	25	500
0	0	13,959	13,959	Equipment Lease	0	12,546	83,750	71,204	97,709
1,768	4,851	5,000	149	Equipment Repair & Maintenance	55,608	52,329	64,000	11,671	69,000
0	0	0	0	Equipment Refurbished	4,534	0	0	0	0
5	0	25	25	Travel	355	20	275	255	350
492	500	505	5	Security/Loss Prevention	5,470	5,444	5,555	111	6,060
278	285	175	-110	Telephone	2,068	2,030	1,925	-105	2,100
1,103	1,108	1,400	292	Utilities	13,552	12,699	15,250	2,551	16,650
118	0	0	0	Uniform Expenses	118	75	0	-75	1,500
1,451	0	6,200	6,200	Fertilizer	39,618	32,237	68,200	35,963	74,400
3,744	2,347	750	-1,597	Sand/Seed/Top Dressing	8,636	15,732	8,250	-7,482	9,000
1,747	0	0	0	Bunker Sand	1,747	5,012	800	-4,212	800
400	400	400	0	Aquatics	4,400	4,400	4,400	0	4,800
9,585	12,810	0	-12,810	Landscape Maintenance	19,863	28,396	1,500	-26,896	2,000
3,686	0	300	300	Supplies & Services	6,570	3,084	3,300	216	3,600
221	0	100	100	Irrigation Repairs	1,298	10,993	1,100	-9,893	1,200
0	0	0	0	Sandstone & Mulch	0	0	0	0	500

Ventura CC HOA, Inc.
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 40 - Golf Maintenance

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0	0	0	0	Palm Pruning	9,307	0	9,300	9,300	9,300
1,973	2,951	2,500	-451	Fuel, Oil, & Gas	27,248	30,135	27,450	-2,685	29,950
8,254	0	6,000	6,000	Chemicals	44,160	15,733	64,000	48,267	69,200
26	168	300	132	Small Tools	4,704	1,070	3,300	2,230	3,600
161	100	200	100	Waste Removal	2,106	1,898	2,200	302	2,400
0	0	0	0	Licenses & Fees	135	0	150	150	150
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35,021	25,520	37,814	12,294	TOTAL OTHER OPERATION EXPENSES	251,971	234,305	365,205	130,900	404,769
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				OTHER INCOME & EXPENSE					
0	0	0	0	Gain/Loss On Sale of Fixed Asset	0	-7,500	0	7,500	0
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0	0	0	0	TOTAL OTHER INCOME & EXPENSE	0	-7,500	0	7,500	0
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-85,788	-75,268	-95,376	20,108	NET ORDINARY INCOME	-795,309	-792,678	-997,556	204,878	-1,094,682
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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									
FOOD & BEVERAGE INCOME									
42,520	33,752	47,500	-13,748	Food - Restaurant	458,795	458,465	520,890	-62,425	569,090
11,479	12,682	13,650	-968	Liquor - Restaurant	146,011	132,159	157,755	-25,596	171,505
18,227	18,713	18,100	613	Beer - Restaurant	204,404	193,031	210,881	-17,850	229,531
8,475	7,754	4,200	3,554	Wine - Restaurant	58,949	60,043	58,050	1,993	62,375
4,696	3,908	4,410	-502	Beverage (Non-Alc.) - Restaurant	57,224	51,997	59,935	-7,938	64,387
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85,397	76,809	87,860	-11,051		925,383	895,696	1,007,511	-111,815	1,096,888
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F&B - BANQUET INCOME									
9,580	18,428	10,000	8,428	Food - Banquets	73,243	86,705	92,200	-5,495	106,700
2,081	2,054	1,000	1,054	Food - Golf Functions	22,204	31,274	18,050	13,224	19,050
610	845	0	845	Misc. F&B Income	5,838	7,517	0	7,517	0
0	2,485	3,000	-515	Beverage - Banquets	11,966	9,404	22,000	-12,596	27,000
100	2,365	3,500	-1,135	Space Rental - Banquets	12,652	14,532	26,300	-11,768	32,300
0	100	500	-400	Linen Income - Banquets	4,698	4,593	6,730	-2,137	7,530
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12,371	26,277	18,000	8,277		130,602	154,024	165,280	-11,256	192,580
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0	0	0	0	Cash Over/Short	-25	-271	0	-271	0
-----	-----	-----	-----	TOTAL INCOME	-----	-----	-----	-----	-----
97,769	103,086	105,860	-2,774		1,055,959	1,049,449	1,172,791	-123,342	1,289,468
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COST OF GOODS SOLD									
COGS - FOOD									
27,741	18,232	19,000	768	Food - Restaurant	232,320	231,766	208,355	-23,411	227,637
520	514	250	-264	Food - Golf Functions	5,723	7,266	4,513	-2,753	4,763
2,395	4,607	2,500	-2,107	Food - Banquets	18,427	21,676	23,050	1,374	26,675
-----	-----	-----	-----	TOTAL COGS - FOOD	-----	-----	-----	-----	-----
30,656	23,353	21,750	-1,603		256,470	260,708	235,918	-24,790	259,075
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COGS - BEVERAGES									
3,054	4,383	4,095	-288	Liquor	39,403	41,714	47,325	5,611	51,451
5,925	5,464	6,697	1,233	Beer	71,454	66,101	78,026	11,925	84,926
2,677	2,344	1,176	-1,168	Wine	20,006	20,473	16,253	-4,220	17,464

Ventura CC HOA, Inc.
 BOD - Income Statement - Departmental - November, 2024
 50 - Food & Beverage

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
2,878	2,541	2,205	-336	Beverage -Non-Alc.	29,780	28,728	29,968	1,240	32,194
14,534	14,732	14,173	-559	TOTAL COGS - BEVERAGES	160,642	157,016	171,572	14,556	186,035
0	870	1,500	630	Beverage - Banquets	5,386	3,460	11,000	7,540	13,500
45,190	38,955	37,423	-1,532	TOTAL COST OF GOODS SOLD	422,498	421,184	418,490	-2,694	458,610
52,578	64,131	68,437	-4,306	GROSS PROFIT	633,462	628,265	754,301	-126,036	830,858
				PAYROLL					
				WAGES & SALARIES					
42,935	44,437	46,706	2,269	Wages & Salaries	426,154	489,718	493,261	3,543	541,197
2,276	1,360	1,700	340	Overtime	46,363	26,553	18,400	-8,153	20,100
45,211	45,797	48,406	2,609	TOTAL WAGES & SALARIES	472,517	516,271	511,661	-4,610	561,297
				EMPLOYEE TAXES & BENEFITS					
5,395	5,225	5,807	582	FICA (Social Security & Medicare)	56,526	58,417	61,397	2,980	67,353
164	192	145	-47	SUTA	2,094	2,247	1,536	-711	1,685
91	139	194	55	FUTA	1,292	1,566	2,045	479	2,244
688	691	847	156	Worker's Comp	6,480	7,540	8,954	1,414	9,823
1,183	4,440	5,000	560	Benefits - Contr. to Medical	46,338	39,481	55,000	15,519	60,000
897	0	900	900	Benefits - Holiday Pay	4,322	2,900	4,500	1,600	5,400
8,418	10,687	12,893	2,206	TOTAL EMPLOYEE TAXES & BENEFITS	117,052	112,152	133,432	21,280	146,505
53,629	56,484	61,299	4,815	TOTAL PAYROLL	589,569	628,422	645,093	16,671	707,802
				OTHER OPERATION EXPENSES					
74	48	50	2	Dues & Subscriptions	1,080	1,114	550	-564	600
738	696	600	-96	Equipment Lease	6,722	7,521	6,900	-621	7,600
439	3,446	1,000	-2,446	Equipment Repair & Maintenance	20,617	25,907	11,000	-14,907	12,000
435	0	25	25	Printing & Reproduction	582	29	275	246	300
239	237	210	-27	Security/Loss Prevention	2,244	2,478	2,310	-168	2,520

Ventura CC HOA, Inc.
 BOD - Income Statement - Departmental - November, 2024
 50 - Food & Beverage

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
1,241	539	1,150	611	Janitorial	13,209	11,368	12,650	1,282	13,800
110	0	125	125	Telephone	1,100	1,110	1,375	265	1,500
1,991	2,191	2,500	309	Utilities	24,755	27,314	27,500	186	30,000
0	0	0	0	Personal Property Tax	0	0	0	0	300
0	0	225	225	Uniform Expenses	1,762	1,337	2,475	1,138	2,700
50	50	50	0	Fuel, Oil, & Gas	550	550	550	0	600
161	359	250	-109	Waste Removal	2,868	3,895	2,750	-1,145	3,000
485	491	520	29	Cart Lease	5,334	5,623	5,720	97	6,240
3,086	3,253	3,388	135	Credit Card Fees	35,036	39,974	37,530	-2,444	41,264
460	318	300	-18	Advertising	13,136	5,941	3,300	-2,641	3,600
210	220	115	-105	Prizes & Donations	1,258	1,561	1,265	-296	1,380
37	76	40	-36	Licenses & Fees	5,111	7,078	5,560	-1,518	5,600
45	406	200	-206	Discounts	1,531	4,661	2,200	-2,461	2,400
2,312	2,123	1,950	-173	Linens	20,537	23,293	21,450	-1,843	23,400
2,641	2,911	2,850	-61	Paper Products	30,571	29,719	29,950	231	32,800
100	77	50	-27	China, Glass, & Smallwares	478	1,265	550	-715	600
1,041	418	500	82	F&B / Kitchen Supplies	6,410	2,786	5,500	2,714	6,000
2,364	2,898	2,000	-898	Entertainment	21,479	22,710	21,200	-1,510	23,200
1,900	2,100	2,000	-100	Direct TV NFL Package	5,700	10,300	8,000	-2,300	10,000
1,145	619	750	131	Banquet Expenses	8,257	7,141	8,250	1,109	9,000
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21,303	23,476	20,848	-2,628	TOTAL OTHER OPERATION EXPENSES	230,327	244,676	218,810	-25,866	240,404
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-22,354	-15,830	-13,710	-2,120	NET ORDINARY INCOME	-186,434	-244,833	-109,602	-135,231	-117,348
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