



Financial Reporting Package

Reserve at South Fork Homeowners Association, Inc.

1/1/2023 to 1/31/2023

Always Home for You

Reserve at South Fork Homeowners Association, Inc.
Balance Sheet
1/31/2023

Assets

Cash - Operating

| | |
|-------------------------|-------------|
| 10100 - AAB - Operating | \$96,991.03 |
| 10300 - SSB Operating | \$166.61 |
| 10500 - Petty Cash | \$516.95 |

| | |
|-------------------------------|-------------|
| <u>Cash - Operating Total</u> | \$97,674.59 |
|-------------------------------|-------------|

Cash - Reserves

| | |
|------------------------|--------------|
| 10200 - AAB - Reserves | \$2,018.84 |
| 10400 - CSB Reserve | \$143,995.09 |

| | |
|------------------------------|--------------|
| <u>Cash - Reserves Total</u> | \$146,013.93 |
|------------------------------|--------------|

Accounts Receivable

| | |
|---------------------------|------------|
| 11200 - A/R - Assessments | \$9,992.68 |
|---------------------------|------------|

| | |
|----------------------------------|------------|
| <u>Accounts Receivable Total</u> | \$9,992.68 |
|----------------------------------|------------|

| | |
|---------------------|--------------|
| <i>Assets Total</i> | \$253,681.20 |
|---------------------|--------------|

Liabilities and Equity

Current Liability

| | |
|-----------------------------------|-------------|
| 20500 - Deferred Assessments | \$17,310.08 |
| 22000 - Accounts Payable | \$2,337.36 |
| 22100 - Prepaid Owner Assessments | \$4,930.43 |
| 22400 - Accrued Expenses | \$3,546.73 |

| | |
|--------------------------------|-------------|
| <u>Current Liability Total</u> | \$28,124.60 |
|--------------------------------|-------------|

Reserves

| | |
|----------------------------------|-------------|
| 30000 - Reserves - General | \$5,000.00 |
| 31000 - Reserves - Roads | \$62,487.13 |
| 31450 - Reserves - Walls/ Fences | \$11,647.73 |
| 31600 - Reserves - Gate | \$52,695.94 |
| 32700 - Reserves - Playground | \$13,489.90 |
| 33600 - Reserves - Interest | \$692.94 |

| | |
|-----------------------|--------------|
| <u>Reserves Total</u> | \$146,013.64 |
|-----------------------|--------------|

| | |
|--------------------------|-------------|
| <u>Retained Earnings</u> | \$78,835.03 |
|--------------------------|-------------|

| | |
|-------------------|----------|
| <u>Net Income</u> | \$707.93 |
|-------------------|----------|

| | |
|---------------------------------------|--------------|
| <i>Liabilities & Equity Total</i> | \$253,681.20 |
|---------------------------------------|--------------|

Reserve at South Fork Homeowners Association, Inc.
Income Statement
1/1/2023 - 1/31/2023

| | |
|----------------------|----------------------|
| 1/1/2023 - 1/31/2023 | 1/1/2023 - 1/31/2023 |
|----------------------|----------------------|

| Accounts | Actual | Budget | Variance | YTD Actual | YTD Budget | YTD Variance | Annual Budget |
|---|---------------------|---------------------|-------------------|---------------------|---------------------|-------------------|----------------------|
| Income | | | | | | | |
| <u>Income</u> | | | | | | | |
| 40000 - Assessment Income | \$8,655.04 | \$8,655.00 | \$0.04 | \$8,655.04 | \$8,655.00 | \$0.04 | \$103,860.00 |
| 40700 - Initial Contribution | \$500.00 | \$0.00 | \$500.00 | \$500.00 | \$0.00 | \$500.00 | \$0.00 |
| 41900 - Interest Income - Operating | \$0.67 | \$0.00 | \$0.67 | \$0.67 | \$0.00 | \$0.67 | \$0.00 |
| Total Income | \$9,155.71 | \$8,655.00 | \$500.71 | \$9,155.71 | \$8,655.00 | \$500.71 | \$103,860.00 |
| Total Income | \$9,155.71 | \$8,655.00 | \$500.71 | \$9,155.71 | \$8,655.00 | \$500.71 | \$103,860.00 |
| Expense | | | | | | | |
| <u>General & Administrative</u> | | | | | | | |
| 60150 - Management Fees | \$1,100.00 | \$770.00 | (\$330.00) | \$1,100.00 | \$770.00 | (\$330.00) | \$9,240.00 |
| 60300 - Accounting Fees & Tax Prep | \$0.00 | \$16.67 | \$16.67 | \$0.00 | \$16.67 | \$16.67 | \$200.00 |
| 60350 - Legal Fees | \$372.50 | \$187.50 | (\$185.00) | \$372.50 | \$187.50 | (\$185.00) | \$2,250.00 |
| 60700 - Insurance Liability/Property/Umb | \$0.00 | \$280.50 | \$280.50 | \$0.00 | \$280.50 | \$280.50 | \$3,366.00 |
| 61025 - Petty Cash Expenses | \$0.00 | \$86.00 | \$86.00 | \$0.00 | \$86.00 | \$86.00 | \$1,032.00 |
| 61100 - Office Expense | \$0.00 | \$36.67 | \$36.67 | \$0.00 | \$36.67 | \$36.67 | \$440.00 |
| 61150 - Website/Caliber Portal Service | \$95.00 | \$0.00 | (\$95.00) | \$95.00 | \$0.00 | (\$95.00) | \$0.00 |
| 61300 - Corporate Annual Report | \$0.00 | \$7.25 | \$7.25 | \$0.00 | \$7.25 | \$7.25 | \$87.00 |
| 61330 - Meeting Expense | \$0.00 | \$33.33 | \$33.33 | \$0.00 | \$33.33 | \$33.33 | \$400.00 |
| 61350 - Bad Debt | \$0.00 | \$83.33 | \$83.33 | \$0.00 | \$83.33 | \$83.33 | \$1,000.00 |
| 61400 - Community Event | \$578.44 | \$200.00 | (\$378.44) | \$578.44 | \$200.00 | (\$378.44) | \$2,400.00 |
| 61500 - Storage Artemis | \$0.00 | \$20.00 | \$20.00 | \$0.00 | \$20.00 | \$20.00 | \$240.00 |
| Total General & Administrative | \$2,145.94 | \$1,721.25 | (\$424.69) | \$2,145.94 | \$1,721.25 | (\$424.69) | \$20,655.00 |
| <u>Grounds</u> | | | | | | | |
| 62000 - Contract Landscape | \$1,680.00 | \$1,650.00 | (\$30.00) | \$1,680.00 | \$1,650.00 | (\$30.00) | \$19,800.00 |
| 62350 - Landscape Other | \$0.00 | \$291.67 | \$291.67 | \$0.00 | \$291.67 | \$291.67 | \$3,500.00 |
| 62600 - Mulch | \$0.00 | \$125.00 | \$125.00 | \$0.00 | \$125.00 | \$125.00 | \$1,500.00 |
| 62650 - Planting | \$0.00 | \$150.00 | \$150.00 | \$0.00 | \$150.00 | \$150.00 | \$1,800.00 |
| 62700 - Tree Trimming & Removal | \$0.00 | \$100.00 | \$100.00 | \$0.00 | \$100.00 | \$100.00 | \$1,200.00 |
| 62750 - Pest Control | \$0.00 | \$42.00 | \$42.00 | \$0.00 | \$42.00 | \$42.00 | \$504.00 |
| 62800 - Irrigation Repairs | \$99.39 | \$125.00 | \$25.61 | \$99.39 | \$125.00 | \$25.61 | \$1,500.00 |
| 63300 - Gate Callbox VoIP | \$0.00 | \$21.17 | \$21.17 | \$0.00 | \$21.17 | \$21.17 | \$254.00 |
| 63350 - Gate Callbox Software | \$0.00 | \$49.00 | \$49.00 | \$0.00 | \$49.00 | \$49.00 | \$588.00 |
| 63400 - Entry Gate R&M | \$0.00 | \$125.00 | \$125.00 | \$0.00 | \$125.00 | \$125.00 | \$1,500.00 |
| 63450 - Gate Access Key/Fobs | \$0.00 | \$43.83 | \$43.83 | \$0.00 | \$43.83 | \$43.83 | \$526.00 |
| 63500 - Gate Internet | \$81.28 | \$121.08 | \$39.80 | \$81.28 | \$121.08 | \$39.80 | \$1,453.00 |
| 63750 - Pressure Wash Cleaning | \$0.00 | \$50.00 | \$50.00 | \$0.00 | \$50.00 | \$50.00 | \$600.00 |
| 63800 - General R&M | \$0.00 | \$166.67 | \$166.67 | \$0.00 | \$166.67 | \$166.67 | \$2,000.00 |
| 64000 - Holiday Decorations | \$151.88 | \$0.00 | (\$151.88) | \$151.88 | \$0.00 | (\$151.88) | \$0.00 |
| Total Grounds | \$2,012.55 | \$3,060.42 | \$1,047.87 | \$2,012.55 | \$3,060.42 | \$1,047.87 | \$36,725.00 |
| <u>Utilities</u> | | | | | | | |
| 78000 - Electricity - Entry | \$2,270.45 | \$0.00 | (\$2,270.45) | \$2,270.45 | \$0.00 | (\$2,270.45) | \$0.00 |
| 78150 - Electricity - General | \$0.00 | \$1,854.50 | \$1,854.50 | \$0.00 | \$1,854.50 | \$1,854.50 | \$22,254.00 |
| Total Utilities | \$2,270.45 | \$1,854.50 | (\$415.95) | \$2,270.45 | \$1,854.50 | (\$415.95) | \$22,254.00 |
| Total Expense | \$6,428.94 | \$6,636.17 | \$207.23 | \$6,428.94 | \$6,636.17 | \$207.23 | \$79,634.00 |
| Operating Net Income | \$2,726.77 | \$2,018.83 | \$707.94 | \$2,726.77 | \$2,018.83 | \$707.94 | \$24,226.00 |
| Reserve Expense | | | | | | | |
| <u>Reserves</u> | | | | | | | |
| 80100 - Reserves - Roads | \$928.32 | \$928.32 | \$0.00 | \$928.32 | \$928.32 | \$0.00 | \$11,139.80 |
| 80300 - Reserves - Wall/Fences | \$201.93 | \$201.93 | \$0.00 | \$201.93 | \$201.93 | \$0.00 | \$2,423.14 |
| 80400 - Reserves - Gate | \$646.26 | \$646.26 | \$0.00 | \$646.26 | \$646.26 | \$0.00 | \$7,755.12 |
| 80950 - Reserves - Playground | \$242.33 | \$242.33 | \$0.00 | \$242.33 | \$242.33 | \$0.00 | \$2,907.94 |
| Total Reserves | \$2,018.84 | \$2,018.84 | \$0.00 | \$2,018.84 | \$2,018.84 | \$0.00 | \$24,226.00 |
| Total Reserve Expense | \$2,018.84 | \$2,018.84 | \$0.00 | \$2,018.84 | \$2,018.84 | \$0.00 | \$24,226.00 |
| Reserve Net Income | (\$2,018.84) | (\$2,018.84) | \$0.00 | (\$2,018.84) | (\$2,018.84) | \$0.00 | (\$24,226.00) |
| Net Income | \$707.93 | (\$0.01) | \$707.94 | \$707.93 | (\$0.01) | \$707.94 | \$0.00 |