



Financial Reporting Package

Reserve at South Fork Homeowners Association, Inc.

2/1/2023 to 2/28/2023

Always Home for You

Reserve at South Fork Homeowners Association, Inc.
Balance Sheet
2/28/2023

Assets

Cash - Operating

10100 - AAB - Operating	\$87,885.41
10300 - SSB Operating	\$166.61
10500 - Petty Cash	\$516.95

<u>Cash - Operating Total</u>	<u>\$88,568.97</u>
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Cash - Reserves

10200 - AAB - Reserves	\$148,116.52
10400 - CSB Reserve	(\$83.65)

<u>Cash - Reserves Total</u>	<u>\$148,032.87</u>
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Accounts Receivable

11200 - A/R - Assessments	\$5,904.30
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<u>Accounts Receivable Total</u>	<u>\$5,904.30</u>
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<i>Assets Total</i>		\$242,506.14
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Liabilities and Equity

Current Liability

20500 - Deferred Assessments	\$8,655.04
22000 - Accounts Payable	\$7,007.29
22100 - Prepaid Owner Assessments	\$6,025.43

<u>Current Liability Total</u>	<u>\$21,687.76</u>
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Reserves

30000 - Reserves - General	\$5,000.00
31000 - Reserves - Roads	\$63,439.55
31450 - Reserves - Walls/ Fences	\$11,445.80
31600 - Reserves - Gate	\$52,201.18
32700 - Reserves - Playground	\$13,724.57
33600 - Reserves - Interest	\$692.94

<u>Reserves Total</u>	<u>\$146,504.04</u>
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<u>Retained Earnings</u>	\$78,835.03
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<u>Net Income</u>	(\$4,520.69)
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<i>Liabilities & Equity Total</i>		\$242,506.14
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Reserve at South Fork Homeowners Association, Inc.
Income Statement
2/1/2023 - 2/28/2023

2/1/2023 - 2/28/2023	1/1/2023 - 2/28/2023
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Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$8,655.04	\$9,311.25	(\$656.21)	\$17,310.08	\$18,622.50	(\$1,312.42)	\$111,735.00
40700 - Initial Contribution	\$500.00	\$0.00	\$500.00	\$1,000.00	\$0.00	\$1,000.00	\$0.00
41900 - Interest Income - Operating	\$1.85	\$0.00	\$1.85	\$2.52	\$0.00	\$2.52	\$0.00
Total Income	\$9,156.89	\$9,311.25	(\$154.36)	\$18,312.60	\$18,622.50	(\$309.90)	\$111,735.00
Total Income	\$9,156.89	\$9,311.25	(\$154.36)	\$18,312.60	\$18,622.50	(\$309.90)	\$111,735.00
Expense							
<u>General & Administrative</u>							
60150 - Management Fees	\$1,100.00	\$1,100.00	\$0.00	\$2,200.00	\$2,200.00	\$0.00	\$13,200.00
60300 - Accounting Fees & Tax Prep	\$0.00	\$33.33	\$33.33	\$0.00	\$66.66	\$66.66	\$400.00
60350 - Legal Fees	\$0.00	\$62.50	\$62.50	\$372.50	\$125.00	(\$247.50)	\$750.00
60360 - Legal Fees - Collections	\$0.00	\$41.67	\$41.67	\$0.00	\$83.34	\$83.34	\$500.00
60500 - Bank Charges	\$0.00	\$20.00	\$20.00	\$0.00	\$40.00	\$40.00	\$240.00
60600 - Postage	\$207.63	\$16.67	(\$190.96)	\$207.63	\$33.34	(\$174.29)	\$200.00
60700 - Insurance Liability/Property/Umb	\$0.00	\$500.00	\$500.00	\$0.00	\$1,000.00	\$1,000.00	\$6,000.00
60750 - Insurance - D&O	\$0.00	\$200.00	\$200.00	\$0.00	\$400.00	\$400.00	\$2,400.00
60950 - Insurance - Fidelity Bond/Crime	\$0.00	\$25.00	\$25.00	\$0.00	\$50.00	\$50.00	\$300.00
61100 - Office Expense	\$314.88	\$33.33	(\$281.55)	\$314.88	\$66.66	(\$248.22)	\$400.00
61150 - Website/Caliber Portal Service	\$595.00	\$95.00	(\$500.00)	\$690.00	\$190.00	(\$500.00)	\$1,140.00
61300 - Corporate Annual Report	\$0.00	\$5.08	\$5.08	\$0.00	\$10.16	\$10.16	\$61.00
61330 - Meeting Expense	\$0.00	\$33.33	\$33.33	\$0.00	\$66.66	\$66.66	\$400.00
61350 - Bad Debt	\$0.00	\$41.67	\$41.67	\$0.00	\$83.34	\$83.34	\$500.00
61400 - Community Event	\$83.32	\$250.00	\$166.68	\$661.76	\$500.00	(\$161.76)	\$3,000.00
61500 - Storage	\$0.00	\$25.00	\$25.00	\$0.00	\$50.00	\$50.00	\$300.00
61600 - Miscellaneous	\$800.00	\$0.00	(\$800.00)	\$800.00	\$0.00	(\$800.00)	\$0.00
Total General & Administrative	\$3,100.83	\$2,482.58	(\$618.25)	\$5,246.77	\$4,965.16	(\$281.61)	\$29,791.00
<u>Grounds</u>							
62000 - Contract Landscape	\$1,680.00	\$1,650.00	(\$30.00)	\$3,360.00	\$3,300.00	(\$60.00)	\$19,800.00
62350 - Landscape Other	\$0.00	\$83.33	\$83.33	\$0.00	\$166.66	\$166.66	\$1,000.00
62600 - Mulch	\$1,700.00	\$437.50	(\$1,262.50)	\$1,700.00	\$875.00	(\$825.00)	\$5,250.00
62650 - Planting	\$1,775.00	\$104.17	(\$1,670.83)	\$1,775.00	\$208.34	(\$1,566.66)	\$1,250.00
62700 - Tree Trimming & Removal	\$0.00	\$83.33	\$83.33	\$0.00	\$166.66	\$166.66	\$1,000.00
62750 - Pest Control	\$0.00	\$46.67	\$46.67	\$0.00	\$93.34	\$93.34	\$560.00
62800 - Irrigation Repairs	\$325.00	\$100.00	(\$225.00)	\$424.39	\$200.00	(\$224.39)	\$1,200.00
63300 - Gate - Callbox Telephone	\$177.17	\$53.33	(\$123.84)	\$177.17	\$106.66	(\$70.51)	\$640.00
63350 - Gate Callbox Software	\$0.00	\$49.00	\$49.00	\$0.00	\$98.00	\$98.00	\$588.00
63400 - Entry Gate R&M	\$0.00	\$387.50	\$387.50	\$0.00	\$775.00	\$775.00	\$4,650.00
63450 - Gate Access Key/Fobs	\$0.00	\$20.83	\$20.83	\$0.00	\$41.66	\$41.66	\$250.00
63500 - Gate Internet	\$89.98	\$66.67	(\$23.31)	\$171.26	\$133.34	(\$37.92)	\$800.00
63750 - Pressure Wash Cleaning	\$0.00	\$166.67	\$166.67	\$0.00	\$333.34	\$333.34	\$2,000.00
63800 - General R&M	\$82.28	\$100.00	\$17.72	\$82.28	\$200.00	\$117.72	\$1,200.00
64000 - Holiday Decorations	\$0.00	\$0.00	\$0.00	\$151.88	\$0.00	(\$151.88)	\$0.00
Total Grounds	\$5,829.43	\$3,349.00	(\$2,480.43)	\$7,841.98	\$6,698.00	(\$1,143.98)	\$40,188.00
<u>Utilities</u>							
78000 - Electricity - Entry	\$2,451.33	\$0.00	(\$2,451.33)	\$4,721.78	\$0.00	(\$4,721.78)	\$0.00
78050 - Electric -Street Lights	\$2,185.11	\$1,958.33	(\$226.78)	\$2,185.11	\$3,916.66	\$1,731.55	\$23,500.00
78150 - Electricity - General	\$328.41	\$266.67	(\$61.74)	\$328.41	\$533.34	\$204.93	\$3,200.00
Total Utilities	\$4,964.85	\$2,225.00	(\$2,739.85)	\$7,235.30	\$4,450.00	(\$2,785.30)	\$26,700.00
Total Expense	\$13,895.11	\$8,056.58	(\$5,838.53)	\$20,324.05	\$16,113.16	(\$4,210.89)	\$96,679.00
Operating Net Income	(\$4,738.22)	\$1,254.67	(\$5,992.89)	(\$2,011.45)	\$2,509.34	(\$4,520.79)	\$15,056.00
Reserve Expense							
<u>Reserves</u>							
80100 - Reserves - Roads	\$952.42	\$940.42	(\$12.00)	\$1,880.74	\$1,880.84	\$0.10	\$11,285.00
80300 - Reserves - Wall/Fences	(\$201.93)	\$0.00	\$201.93	\$0.00	\$0.00	\$0.00	\$0.00
80400 - Reserves - Gate	(\$494.76)	\$75.75	\$570.51	\$151.50	\$151.50	\$0.00	\$909.00
80950 - Reserves - Playground	\$234.67	\$238.50	\$3.83	\$477.00	\$477.00	\$0.00	\$2,862.00
Total Reserves	\$490.40	\$1,254.67	\$764.27	\$2,509.24	\$2,509.34	\$0.10	\$15,056.00

Reserve at South Fork Homeowners Association, Inc.
Income Statement
2/1/2023 - 2/28/2023

	2/1/2023 - 2/28/2023		1/1/2023 - 2/28/2023				
Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Total Reserve Expense	\$490.40	\$1,254.67	\$764.27	\$2,509.24	\$2,509.34	\$0.10	\$15,056.00
Reserve Net Income	(\$490.40)	(\$1,254.67)	\$764.27	(\$2,509.24)	(\$2,509.34)	\$0.10	(\$15,056.00)
Net Income	(\$5,228.62)	\$0.00	(\$5,228.62)	(\$4,520.69)	\$0.00	(\$4,520.69)	\$0.00