



Financial Reporting Package

Reserve at South Fork Homeowners Association, Inc.

3/1/2023 to 3/31/2023

Always Home for You

Reserve at South Fork Homeowners Association, Inc.
Balance Sheet
3/31/2023

Assets

Cash - Operating

10100 - AAB - Operating	\$81,631.79
10300 - SSB Operating	\$166.61
10500 - Petty Cash	\$516.95

<u>Cash - Operating Total</u>	\$82,315.35
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Cash - Reserves

10200 - AAB - Reserves	\$147,873.35
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<u>Cash - Reserves Total</u>	\$147,873.35
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Accounts Receivable

11200 - A/R - Assessments	\$5,225.50
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<u>Accounts Receivable Total</u>	\$5,225.50
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<i>Assets Total</i>	\$235,414.20
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Liabilities and Equity

Current Liability

22000 - Accounts Payable	\$17.35
22100 - Prepaid Owner Assessments	\$10,628.46

<u>Current Liability Total</u>	\$10,645.81
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Reserves

30000 - Reserves - General	\$5,000.00
31000 - Reserves - Roads	\$64,380.07
31450 - Reserves - Walls/ Fences	\$11,445.80
31600 - Reserves - Gate	\$52,276.93
32700 - Reserves - Playground	\$13,963.07
33600 - Reserves - Interest	\$807.19

<u>Reserves Total</u>	\$147,873.06
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<u>Retained Earnings</u>	\$78,835.03
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<u>Net Income</u>	(\$1,939.70)
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<i>Liabilities & Equity Total</i>	\$235,414.20
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Reserve at South Fork Homeowners Association, Inc.
Income Statement
3/1/2023 - 3/31/2023

	3/1/2023 - 3/31/2023			1/1/2023 - 3/31/2023			
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)	\$25,965.12	\$27,933.75	(\$1,968.63)	\$111,735.00
40700 - Initial Contribution	\$1,000.00	\$0.00	\$1,000.00	\$2,000.00	\$0.00	\$2,000.00	\$0.00
41500 - Access Control Device	\$464.22	\$0.00	\$464.22	\$464.22	\$0.00	\$464.22	\$0.00
41900 - Interest Income - Operating	\$1.85	\$0.00	\$1.85	\$4.37	\$0.00	\$4.37	\$0.00
42000 - Interest Income - Reserves	\$30.60	\$0.00	\$30.60	\$114.25	\$0.00	\$114.25	\$0.00
42100 - Allocated Interest on Reserves	(\$30.60)	\$0.00	(\$30.60)	(\$114.25)	\$0.00	(\$114.25)	\$0.00
Total Income	\$10,121.11	\$9,311.25	\$809.86	\$28,433.71	\$27,933.75	\$499.96	\$111,735.00
Total Income	\$10,121.11	\$9,311.25	\$809.86	\$28,433.71	\$27,933.75	\$499.96	\$111,735.00
Expense							
<u>General & Administrative</u>							
60150 - Management Fees	\$1,100.00	\$1,100.00	\$0.00	\$3,300.00	\$3,300.00	\$0.00	\$13,200.00
60300 - Accounting Fees & Tax Prep	\$0.00	\$33.33	\$33.33	\$0.00	\$99.99	\$99.99	\$400.00
60350 - Legal Fees	\$0.00	\$62.50	\$62.50	\$372.50	\$187.50	(\$185.00)	\$750.00
60360 - Legal Fees - Collections	\$0.00	\$41.67	\$41.67	\$0.00	\$125.01	\$125.01	\$500.00
60450 - Payment Coupons	\$3.42	\$0.00	(\$3.42)	\$3.42	\$0.00	(\$3.42)	\$0.00
60500 - Bank Charges	\$0.00	\$20.00	\$20.00	\$0.00	\$60.00	\$60.00	\$240.00
60600 - Postage	(\$107.63)	\$16.67	\$124.30	\$100.00	\$50.01	(\$49.99)	\$200.00
60700 - Insurance Liability/Property/Umb	\$0.00	\$500.00	\$500.00	\$0.00	\$1,500.00	\$1,500.00	\$6,000.00
60750 - Insurance - D&O	\$0.00	\$200.00	\$200.00	\$0.00	\$600.00	\$600.00	\$2,400.00
60950 - Insurance - Fidelity Bond/Crime	\$0.00	\$25.00	\$25.00	\$0.00	\$75.00	\$75.00	\$300.00
61100 - Office Expense	\$132.68	\$33.33	(\$99.35)	\$447.56	\$99.99	(\$347.57)	\$400.00
61150 - Website/Caliber Portal Service	\$95.00	\$95.00	\$0.00	\$785.00	\$285.00	(\$500.00)	\$1,140.00
61300 - Corporate Annual Report	\$0.00	\$5.08	\$5.08	\$0.00	\$15.24	\$15.24	\$61.00
61330 - Meeting Expense	\$0.00	\$33.33	\$33.33	\$0.00	\$99.99	\$99.99	\$400.00
61350 - Bad Debt	\$0.00	\$41.67	\$41.67	\$0.00	\$125.01	\$125.01	\$500.00
61400 - Community Event	\$0.00	\$250.00	\$250.00	\$661.76	\$750.00	\$88.24	\$3,000.00
61500 - Storage	\$0.00	\$25.00	\$25.00	\$0.00	\$75.00	\$75.00	\$300.00
61600 - Miscellaneous	\$0.00	\$0.00	\$0.00	\$800.00	\$0.00	(\$800.00)	\$0.00
Total General & Administrative	\$1,223.47	\$2,482.58	\$1,259.11	\$6,470.24	\$7,447.74	\$977.50	\$29,791.00
<u>Grounds</u>							
62000 - Contract Landscape	\$1,680.00	\$1,650.00	(\$30.00)	\$5,040.00	\$4,950.00	(\$90.00)	\$19,800.00
62350 - Landscape Other	\$0.00	\$83.33	\$83.33	\$0.00	\$249.99	\$249.99	\$1,000.00
62600 - Mulch	\$1,020.00	\$437.50	(\$582.50)	\$2,720.00	\$1,312.50	(\$1,407.50)	\$5,250.00
62650 - Planting	\$0.00	\$104.17	\$104.17	\$1,775.00	\$312.51	(\$1,462.49)	\$1,250.00
62700 - Tree Trimming & Removal	\$0.00	\$83.33	\$83.33	\$0.00	\$249.99	\$249.99	\$1,000.00
62750 - Pest Control	\$0.00	\$46.67	\$46.67	\$0.00	\$140.01	\$140.01	\$560.00
62800 - Irrigation Repairs	\$64.74	\$100.00	\$35.26	\$489.13	\$300.00	(\$189.13)	\$1,200.00
63300 - Gate - Callbox Telephone	\$80.98	\$53.33	(\$27.65)	\$258.15	\$159.99	(\$98.16)	\$640.00
63350 - Gate Callbox Software	\$0.00	\$49.00	\$49.00	\$0.00	\$147.00	\$147.00	\$588.00
63400 - Entry Gate R&M	\$0.00	\$387.50	\$387.50	\$0.00	\$1,162.50	\$1,162.50	\$4,650.00
63450 - Gate Access Key/Fobs	\$0.00	\$20.83	\$20.83	\$0.00	\$62.49	\$62.49	\$250.00
63500 - Gate Internet	(\$85.63)	\$66.67	\$152.30	\$85.63	\$200.01	\$114.38	\$800.00
63750 - Pressure Wash Cleaning	\$0.00	\$166.67	\$166.67	\$0.00	\$500.01	\$500.01	\$2,000.00
63800 - General R&M	\$0.00	\$100.00	\$100.00	\$82.28	\$300.00	\$217.72	\$1,200.00
64000 - Holiday Decorations	\$0.00	\$0.00	\$0.00	\$151.88	\$0.00	(\$151.88)	\$0.00
Total Grounds	\$2,760.09	\$3,349.00	\$588.91	\$10,602.07	\$10,047.00	(\$555.07)	\$40,188.00
<u>Utilities</u>							
78000 - Electricity - Entry	(\$4,721.78)	\$0.00	\$4,721.78	\$0.00	\$0.00	\$0.00	\$0.00
78050 - Electric -Street Lights	\$6,846.19	\$1,958.33	(\$4,887.86)	\$9,031.30	\$5,874.99	(\$3,156.31)	\$23,500.00
78150 - Electricity - General	\$177.38	\$266.67	\$89.29	\$505.79	\$800.01	\$294.22	\$3,200.00
Total Utilities	\$2,301.79	\$2,225.00	(\$76.79)	\$9,537.09	\$6,675.00	(\$2,862.09)	\$26,700.00
Total Expense	\$6,285.35	\$8,056.58	\$1,771.23	\$26,609.40	\$24,169.74	(\$2,439.66)	\$96,679.00
Operating Net Income	\$3,835.76	\$1,254.67	\$2,581.09	\$1,824.31	\$3,764.01	(\$1,939.70)	\$15,056.00
Reserve Expense							
<u>Reserves</u>							
80100 - Reserves - Roads	\$940.42	\$940.42	\$0.00	\$2,821.26	\$2,821.26	\$0.00	\$11,285.00
80400 - Reserves - Gate	\$75.75	\$75.75	\$0.00	\$227.25	\$227.25	\$0.00	\$909.00

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3/1/2023 - 3/31/2023

	3/1/2023 - 3/31/2023			1/1/2023 - 3/31/2023			
Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
80950 - Reserves - Playground	\$238.50	\$238.50	\$0.00	\$715.50	\$715.50	\$0.00	\$2,862.00
<u>Total Reserves</u>	\$1,254.67	\$1,254.67	\$0.00	\$3,764.01	\$3,764.01	\$0.00	\$15,056.00
Total Reserve Expense	\$1,254.67	\$1,254.67	\$0.00	\$3,764.01	\$3,764.01	\$0.00	\$15,056.00
Reserve Net Income	(\$1,254.67)	(\$1,254.67)	\$0.00	(\$3,764.01)	(\$3,764.01)	\$0.00	(\$15,056.00)
Net Income	\$2,581.09	\$0.00	\$2,581.09	(\$1,939.70)	\$0.00	(\$1,939.70)	\$0.00