



Financial Reporting Package

Reserve at South Fork Homeowners Association, Inc.

4/1/2023 to 4/30/2023

Always Home for You

Reserve at South Fork Homeowners Association, Inc.
Balance Sheet
4/30/2023

Assets

Cash - Operating

10100 - AAB - Operating	\$95,765.22
10300 - SSB Operating	\$166.61
10500 - Petty Cash	\$516.95

<u>Cash - Operating Total</u>	\$96,448.78
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Cash - Reserves

10200 - AAB - Reserves	\$149,157.97
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<u>Cash - Reserves Total</u>	\$149,157.97
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Accounts Receivable

11100 - A/R - Mx. Receivable	\$134.27
11200 - A/R - Assessments	\$9,659.79

<u>Accounts Receivable Total</u>	\$9,794.06
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<i>Assets Total</i>	\$255,400.81
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Liabilities and Equity

Current Liability

20500 - Deferred Assessments	\$18,622.84
22000 - Accounts Payable	\$2,889.17
22100 - Prepaid Owner Assessments	\$4,867.59

<u>Current Liability Total</u>	\$26,379.60
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Reserves

30000 - Reserves - General	\$5,000.00
31000 - Reserves - Roads	\$65,320.49
31450 - Reserves - Walls/ Fences	\$11,445.80
31600 - Reserves - Gate	\$52,352.68
32700 - Reserves - Playground	\$14,201.57
33600 - Reserves - Interest	\$837.14

<u>Reserves Total</u>	\$149,157.68
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<u>Retained Earnings</u>	\$78,835.03
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<u>Net Income</u>	\$1,028.50
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<i>Liabilities & Equity Total</i>	\$255,400.81
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Reserve at South Fork Homeowners Association, Inc.
Income Statement
4/1/2023 - 4/30/2023

	4/1/2023 - 4/30/2023			1/1/2023 - 4/30/2023			
Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$9,967.43	\$9,311.25	\$656.18	\$35,932.55	\$37,245.00	(\$1,312.45)	\$111,735.00
40700 - Initial Contribution	\$0.00	\$0.00	\$0.00	\$2,000.00	\$0.00	\$2,000.00	\$0.00
41200 - Interest - Delinquent Accounts	\$134.27	\$0.00	\$134.27	\$134.27	\$0.00	\$134.27	\$0.00
41500 - Access Control Device	\$0.00	\$0.00	\$0.00	\$464.22	\$0.00	\$464.22	\$0.00
41900 - Interest Income - Operating	\$1.92	\$0.00	\$1.92	\$6.29	\$0.00	\$6.29	\$0.00
42000 - Interest Income - Reserves	\$29.95	\$0.00	\$29.95	\$144.20	\$0.00	\$144.20	\$0.00
42100 - Allocated Interest on Reserves	(\$29.95)	\$0.00	(\$29.95)	(\$144.20)	\$0.00	(\$144.20)	\$0.00
Total Income	\$10,103.62	\$9,311.25	\$792.37	\$38,537.33	\$37,245.00	\$1,292.33	\$111,735.00
Total Income	\$10,103.62	\$9,311.25	\$792.37	\$38,537.33	\$37,245.00	\$1,292.33	\$111,735.00
Expense							
<u>General & Administrative</u>							
60150 - Management Fees	\$1,100.00	\$1,100.00	\$0.00	\$4,400.00	\$4,400.00	\$0.00	\$13,200.00
60300 - Accounting Fees & Tax Prep	\$250.00	\$33.33	(\$216.67)	\$250.00	\$133.32	(\$116.68)	\$400.00
60350 - Legal Fees	\$0.00	\$62.50	\$62.50	\$372.50	\$250.00	(\$122.50)	\$750.00
60360 - Legal Fees - Collections	\$0.00	\$41.67	\$41.67	\$0.00	\$166.68	\$166.68	\$500.00
60450 - Payment Coupons	\$0.00	\$0.00	\$0.00	\$3.42	\$0.00	(\$3.42)	\$0.00
60500 - Bank Charges	\$0.00	\$20.00	\$20.00	\$0.00	\$80.00	\$80.00	\$240.00
60600 - Postage	\$0.00	\$16.67	\$16.67	\$100.00	\$66.68	(\$33.32)	\$200.00
60700 - Insurance Liability/Property/Umb	\$0.00	\$500.00	\$500.00	\$0.00	\$2,000.00	\$2,000.00	\$6,000.00
60750 - Insurance - D&O	\$0.00	\$200.00	\$200.00	\$0.00	\$800.00	\$800.00	\$2,400.00
60950 - Insurance - Fidelity Bond/Crime	\$0.00	\$25.00	\$25.00	\$0.00	\$100.00	\$100.00	\$300.00
61100 - Office Expense	\$0.00	\$33.33	\$33.33	\$447.56	\$133.32	(\$314.24)	\$400.00
61150 - Website/Caliber Portal Service	\$95.00	\$95.00	\$0.00	\$880.00	\$380.00	(\$500.00)	\$1,140.00
61300 - Corporate Annual Report	\$61.25	\$5.08	(\$56.17)	\$61.25	\$20.32	(\$40.93)	\$61.00
61330 - Meeting Expense	\$0.00	\$33.33	\$33.33	\$0.00	\$133.32	\$133.32	\$400.00
61350 - Bad Debt	\$0.00	\$41.67	\$41.67	\$0.00	\$166.68	\$166.68	\$500.00
61400 - Community Event	\$0.00	\$250.00	\$250.00	\$661.76	\$1,000.00	\$338.24	\$3,000.00
61500 - Storage	\$0.00	\$25.00	\$25.00	\$0.00	\$100.00	\$100.00	\$300.00
61600 - Miscellaneous	\$0.00	\$0.00	\$0.00	\$800.00	\$0.00	(\$800.00)	\$0.00
Total General & Administrative	\$1,506.25	\$2,482.58	\$976.33	\$7,976.49	\$9,930.32	\$1,953.83	\$29,791.00
<u>Grounds</u>							
62000 - Contract Landscape	\$1,680.00	\$1,650.00	(\$30.00)	\$6,720.00	\$6,600.00	(\$120.00)	\$19,800.00
62350 - Landscape Other	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$1,000.00
62600 - Mulch	\$0.00	\$437.50	\$437.50	\$2,720.00	\$1,750.00	(\$970.00)	\$5,250.00
62650 - Planting	\$0.00	\$104.17	\$104.17	\$1,775.00	\$416.68	(\$1,358.32)	\$1,250.00
62700 - Tree Trimming & Removal	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$1,000.00
62750 - Pest Control	\$138.69	\$46.67	(\$92.02)	\$138.69	\$186.68	\$47.99	\$560.00
62800 - Irrigation Repairs	\$0.00	\$100.00	\$100.00	\$489.13	\$400.00	(\$89.13)	\$1,200.00
63300 - Gate - Callbox Telephone	\$96.19	\$53.33	(\$42.86)	\$354.34	\$213.32	(\$141.02)	\$640.00
63350 - Gate Callbox Software	\$0.00	\$49.00	\$49.00	\$0.00	\$196.00	\$196.00	\$588.00
63400 - Entry Gate R&M	\$0.00	\$387.50	\$387.50	\$0.00	\$1,550.00	\$1,550.00	\$4,650.00
63450 - Gate Access Key/Fobs	\$0.00	\$20.83	\$20.83	\$0.00	\$83.32	\$83.32	\$250.00
63500 - Gate Internet	\$85.33	\$66.67	(\$18.66)	\$170.96	\$266.68	\$95.72	\$800.00
63750 - Pressure Wash Cleaning	\$0.00	\$166.67	\$166.67	\$0.00	\$666.68	\$666.68	\$2,000.00
63800 - General R&M	\$0.00	\$100.00	\$100.00	\$82.28	\$400.00	\$317.72	\$1,200.00
64000 - Holiday Decorations	\$0.00	\$0.00	\$0.00	\$151.88	\$0.00	(\$151.88)	\$0.00
Total Grounds	\$2,000.21	\$3,349.00	\$1,348.79	\$12,602.28	\$13,396.00	\$793.72	\$40,188.00
<u>Utilities</u>							
78050 - Electric -Street Lights	\$2,129.01	\$1,958.33	(\$170.68)	\$11,160.31	\$7,833.32	(\$3,326.99)	\$23,500.00
78150 - Electricity - General	\$245.28	\$266.67	\$21.39	\$751.07	\$1,066.68	\$315.61	\$3,200.00
Total Utilities	\$2,374.29	\$2,225.00	(\$149.29)	\$11,911.38	\$8,900.00	(\$3,011.38)	\$26,700.00
Total Expense	\$5,880.75	\$8,056.58	\$2,175.83	\$32,490.15	\$32,226.32	(\$263.83)	\$96,679.00
Operating Net Income	\$4,222.87	\$1,254.67	\$2,968.20	\$6,047.18	\$5,018.68	\$1,028.50	\$15,056.00
Reserve Expense							
<u>Reserves</u>							
80100 - Reserves - Roads	\$940.42	\$940.42	\$0.00	\$3,761.68	\$3,761.68	\$0.00	\$11,285.00
80400 - Reserves - Gate	\$75.75	\$75.75	\$0.00	\$303.00	\$303.00	\$0.00	\$909.00

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Income Statement
4/1/2023 - 4/30/2023

	4/1/2023 - 4/30/2023			1/1/2023 - 4/30/2023			
Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
80950 - Reserves - Playground	\$238.50	\$238.50	\$0.00	\$954.00	\$954.00	\$0.00	\$2,862.00
<u>Total Reserves</u>	\$1,254.67	\$1,254.67	\$0.00	\$5,018.68	\$5,018.68	\$0.00	\$15,056.00
Total Reserve Expense	\$1,254.67	\$1,254.67	\$0.00	\$5,018.68	\$5,018.68	\$0.00	\$15,056.00
Reserve Net Income	(\$1,254.67)	(\$1,254.67)	\$0.00	(\$5,018.68)	(\$5,018.68)	\$0.00	(\$15,056.00)
Net Income	\$2,968.20	\$0.00	\$2,968.20	\$1,028.50	\$0.00	\$1,028.50	\$0.00