



## Financial Reporting Package

Reserve at South Fork Homeowners Association, Inc.

5/1/2023 to 5/31/2023

Always Home for You

**Reserve at South Fork Homeowners Association, Inc.**  
**Balance Sheet**  
**5/31/2023**

**Assets**

Cash - Operating

10100 - AAB - Operating	\$96,266.86
10300 - SSB Operating	\$166.61
10500 - Petty Cash	\$516.95

<u>Cash - Operating Total</u>	\$96,950.42
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Cash - Reserves

10200 - AAB - Reserves	\$150,444.73
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<u>Cash - Reserves Total</u>	\$150,444.73
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Accounts Receivable

11100 - A/R - Mx. Receivable	\$921.25
11200 - A/R - Assessments	\$3,372.86

<u>Accounts Receivable Total</u>	\$4,294.11
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<i>Assets Total</i>	\$251,689.26
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**Liabilities and Equity**

Current Liability

20500 - Deferred Assessments	\$10,624.18
22000 - Accounts Payable	\$3,291.25
22100 - Prepaid Owner Assessments	\$5,250.80
22400 - Accrued Expenses	\$1,680.00

<u>Current Liability Total</u>	\$20,846.23
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Reserves

30000 - Reserves - General	\$5,000.00
31000 - Reserves - Roads	\$66,260.91
31450 - Reserves - Walls/ Fences	\$11,445.80
31600 - Reserves - Gate	\$52,428.43
32700 - Reserves - Playground	\$14,440.07
33600 - Reserves - Interest	\$869.23

<u>Reserves Total</u>	\$150,444.44
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<u>Retained Earnings</u>	\$78,835.03
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<u>Net Income</u>	\$1,563.56
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<i>Liabilities &amp; Equity Total</i>	\$251,689.26
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**Reserve at South Fork Homeowners Association, Inc.**  
**Income Statement**  
**5/1/2023 - 5/31/2023**

	5/1/2023 - 5/31/2023			1/1/2023 - 5/31/2023			
<b>Accounts</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>YTD Variance</b>	<b>Annual Budget</b>
<b>Income</b>							
<u>Income</u>							
40000 - Assessment Income	\$7,998.66	\$9,311.25	(\$1,312.59)	\$43,931.21	\$46,556.25	(\$2,625.04)	\$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	\$0.00	\$0.00	\$0.00	\$134.27	\$0.00	\$134.27	\$0.00
41500 - Access Control Device	\$25.79	\$0.00	\$25.79	\$490.01	\$0.00	\$490.01	\$0.00
41900 - Interest Income - Operating	\$2.05	\$0.00	\$2.05	\$8.34	\$0.00	\$8.34	\$0.00
42000 - Interest Income - Reserves	\$32.09	\$0.00	\$32.09	\$176.29	\$0.00	\$176.29	\$0.00
42100 - Allocated Interest on Reserves	(\$32.09)	\$0.00	(\$32.09)	(\$176.29)	\$0.00	(\$176.29)	\$0.00
<b>Total Income</b>	<b>\$8,026.50</b>	<b>\$9,311.25</b>	<b>(\$1,284.75)</b>	<b>\$46,563.83</b>	<b>\$46,556.25</b>	<b>\$7.58</b>	<b>\$111,735.00</b>
<b>Total Income</b>	<b>\$8,026.50</b>	<b>\$9,311.25</b>	<b>(\$1,284.75)</b>	<b>\$46,563.83</b>	<b>\$46,556.25</b>	<b>\$7.58</b>	<b>\$111,735.00</b>
<b>Expense</b>							
<u>General &amp; Administrative</u>							
60150 - Management Fees	\$1,100.00	\$1,100.00	\$0.00	\$5,500.00	\$5,500.00	\$0.00	\$13,200.00
60300 - Accounting Fees & Tax Prep	\$0.00	\$33.33	\$33.33	\$250.00	\$166.65	(\$83.35)	\$400.00
60350 - Legal Fees	\$0.00	\$62.50	\$62.50	\$372.50	\$312.50	(\$60.00)	\$750.00
60360 - Legal Fees - Collections	\$0.00	\$41.67	\$41.67	\$0.00	\$208.35	\$208.35	\$500.00
60450 - Payment Coupons	\$1.71	\$0.00	(\$1.71)	\$5.13	\$0.00	(\$5.13)	\$0.00
60500 - Bank Charges	\$0.00	\$20.00	\$20.00	\$0.00	\$100.00	\$100.00	\$240.00
60600 - Postage	\$25.78	\$16.67	(\$9.11)	\$125.78	\$83.35	(\$42.43)	\$200.00
60700 - Insurance Liability/Property/Umb	\$0.00	\$500.00	\$500.00	\$0.00	\$2,500.00	\$2,500.00	\$6,000.00
60750 - Insurance - D&O	\$0.00	\$200.00	\$200.00	\$0.00	\$1,000.00	\$1,000.00	\$2,400.00
60950 - Insurance - Fidelity Bond/Crime	\$0.00	\$25.00	\$25.00	\$0.00	\$125.00	\$125.00	\$300.00
61100 - Office Expense	\$23.04	\$33.33	\$10.29	\$470.60	\$166.65	(\$303.95)	\$400.00
61150 - Website/Caliber Portal Service	\$95.00	\$95.00	\$0.00	\$975.00	\$475.00	(\$500.00)	\$1,140.00
61300 - Corporate Annual Report	\$0.00	\$5.08	\$5.08	\$61.25	\$25.40	(\$35.85)	\$61.00
61330 - Meeting Expense	\$0.00	\$33.33	\$33.33	\$0.00	\$166.65	\$166.65	\$400.00
61350 - Bad Debt	\$10.68	\$41.67	\$30.99	\$10.68	\$208.35	\$197.67	\$500.00
61400 - Community Event	\$0.00	\$250.00	\$250.00	\$661.76	\$1,250.00	\$588.24	\$3,000.00
61500 - Storage	\$300.00	\$25.00	(\$275.00)	\$300.00	\$125.00	(\$175.00)	\$300.00
61600 - Miscellaneous	\$0.00	\$0.00	\$0.00	\$800.00	\$0.00	(\$800.00)	\$0.00
<b>Total General &amp; Administrative</b>	<b>\$1,556.21</b>	<b>\$2,482.58</b>	<b>\$926.37</b>	<b>\$9,532.70</b>	<b>\$12,412.90</b>	<b>\$2,880.20</b>	<b>\$29,791.00</b>
<u>Grounds</u>							
62000 - Contract Landscape	\$1,680.00	\$1,650.00	(\$30.00)	\$8,400.00	\$8,250.00	(\$150.00)	\$19,800.00
62350 - Landscape Other	\$0.00	\$83.33	\$83.33	\$0.00	\$416.65	\$416.65	\$1,000.00
62600 - Mulch	\$0.00	\$437.50	\$437.50	\$2,720.00	\$2,187.50	(\$532.50)	\$5,250.00
62650 - Planting	\$0.00	\$104.17	\$104.17	\$1,775.00	\$520.85	(\$1,254.15)	\$1,250.00
62700 - Tree Trimming & Removal	\$0.00	\$83.33	\$83.33	\$0.00	\$416.65	\$416.65	\$1,000.00
62750 - Pest Control	\$0.00	\$46.67	\$46.67	\$138.69	\$233.35	\$94.66	\$560.00
62800 - Irrigation Repairs	\$0.00	\$100.00	\$100.00	\$489.13	\$500.00	\$10.87	\$1,200.00
63300 - Gate - Callbox Telephone	\$80.98	\$53.33	(\$27.65)	\$435.32	\$266.65	(\$168.67)	\$640.00
63350 - Gate Callbox Software	\$0.00	\$49.00	\$49.00	\$0.00	\$245.00	\$245.00	\$588.00
63400 - Entry Gate R&M	\$0.00	\$387.50	\$387.50	\$0.00	\$1,937.50	\$1,937.50	\$4,650.00
63450 - Gate Access Key/Fobs	\$0.00	\$20.83	\$20.83	\$0.00	\$104.15	\$104.15	\$250.00
63500 - Gate Internet	\$85.33	\$66.67	(\$18.66)	\$256.29	\$333.35	\$77.06	\$800.00
63750 - Pressure Wash Cleaning	\$0.00	\$166.67	\$166.67	\$0.00	\$833.35	\$833.35	\$2,000.00
63800 - General R&M	\$448.00	\$100.00	(\$348.00)	\$530.28	\$500.00	(\$30.28)	\$1,200.00
64000 - Holiday Decorations	\$0.00	\$0.00	\$0.00	\$151.88	\$0.00	(\$151.88)	\$0.00
<b>Total Grounds</b>	<b>\$2,294.31</b>	<b>\$3,349.00</b>	<b>\$1,054.69</b>	<b>\$14,896.59</b>	<b>\$16,745.00</b>	<b>\$1,848.41</b>	<b>\$40,188.00</b>
<u>Utilities</u>							
78050 - Electric -Street Lights	\$2,129.01	\$1,958.33	(\$170.68)	\$13,289.32	\$9,791.65	(\$3,497.67)	\$23,500.00
78150 - Electricity - General	\$257.24	\$266.67	\$9.43	\$1,008.31	\$1,333.35	\$325.04	\$3,200.00
<b>Total Utilities</b>	<b>\$2,386.25</b>	<b>\$2,225.00</b>	<b>(\$161.25)</b>	<b>\$14,297.63</b>	<b>\$11,125.00</b>	<b>(\$3,172.63)</b>	<b>\$26,700.00</b>
<b>Total Expense</b>	<b>\$6,236.77</b>	<b>\$8,056.58</b>	<b>\$1,819.81</b>	<b>\$38,726.92</b>	<b>\$40,282.90</b>	<b>\$1,555.98</b>	<b>\$96,679.00</b>
<b>Operating Net Income</b>	<b>\$1,789.73</b>	<b>\$1,254.67</b>	<b>\$535.06</b>	<b>\$7,836.91</b>	<b>\$6,273.35</b>	<b>\$1,563.56</b>	<b>\$15,056.00</b>
<b>Reserve Expense</b>							
<u>Reserves</u>							
80100 - Reserves - Roads	\$940.42	\$940.42	\$0.00	\$4,702.10	\$4,702.10	\$0.00	\$11,285.00
80400 - Reserves - Gate	\$75.75	\$75.75	\$0.00	\$378.75	\$378.75	\$0.00	\$909.00

**Reserve at South Fork Homeowners Association, Inc.**  
**Income Statement**  
**5/1/2023 - 5/31/2023**

	5/1/2023 - 5/31/2023			1/1/2023 - 5/31/2023			
<b>Accounts</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>YTD Variance</b>	<b>Annual Budget</b>
80950 - Reserves - Playground	\$238.50	\$238.50	\$0.00	\$1,192.50	\$1,192.50	\$0.00	\$2,862.00
<b><u>Total Reserves</u></b>	<b>\$1,254.67</b>	<b>\$1,254.67</b>	<b>\$0.00</b>	<b>\$6,273.35</b>	<b>\$6,273.35</b>	<b>\$0.00</b>	<b>\$15,056.00</b>
<b>Total Reserve Expense</b>	<b>\$1,254.67</b>	<b>\$1,254.67</b>	<b>\$0.00</b>	<b>\$6,273.35</b>	<b>\$6,273.35</b>	<b>\$0.00</b>	<b>\$15,056.00</b>
<b>Reserve Net Income</b>	<b>(\$1,254.67)</b>	<b>(\$1,254.67)</b>	<b>\$0.00</b>	<b>(\$6,273.35)</b>	<b>(\$6,273.35)</b>	<b>\$0.00</b>	<b>(\$15,056.00)</b>
<b>Net Income</b>	<b>\$535.06</b>	<b>\$0.00</b>	<b>\$535.06</b>	<b>\$1,563.56</b>	<b>\$0.00</b>	<b>\$1,563.56</b>	<b>\$0.00</b>