



Financial Reporting Package

Reserve at South Fork Homeowners Association, Inc.

6/1/2023 to 6/30/2023

Always Home for You

Reserve at South Fork Homeowners Association, Inc.
Balance Sheet
6/30/2023

Assets

Cash - Operating

10100 - AAB - Operating	\$95,970.16
10300 - SSB Operating	\$166.61
10500 - Petty Cash	\$516.95
<u>Cash - Operating Total</u>	<u>\$96,653.72</u>

Cash - Reserves

10200 - AAB - Reserves	\$151,742.72
<u>Cash - Reserves Total</u>	<u>\$151,742.72</u>

Accounts Receivable

11100 - A/R - Mx. Receivable	\$306.02
11200 - A/R - Assessments	\$1,629.35
<u>Accounts Receivable Total</u>	<u>\$1,935.37</u>

Assets Total

\$250,331.81

Liabilities and Equity

Current Liability

22000 - Accounts Payable	\$9,134.95
22100 - Prepaid Owner Assessments	\$8,546.01
<u>Current Liability Total</u>	<u>\$17,680.96</u>

Reserves

30000 - Reserves - General	\$5,000.00
31000 - Reserves - Roads	\$67,201.33
31450 - Reserves - Walls/ Fences	\$11,445.80
31600 - Reserves - Gate	\$52,504.18
32700 - Reserves - Playground	\$14,678.57
33600 - Reserves - Interest	\$912.55
<u>Reserves Total</u>	<u>\$151,742.43</u>

Retained Earnings

\$78,835.03

Net Income

\$2,073.39

Liabilities & Equity Total

\$250,331.81

Reserve at South Fork Homeowners Association, Inc.
Income Statement
6/1/2023 - 6/30/2023

	6/1/2023 - 6/30/2023			1/1/2023 - 6/30/2023			
Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$10,624.18	\$9,311.25	\$1,312.93	\$54,555.39	\$55,867.50	(\$1,312.11)	\$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	\$54.54	\$0.00	\$54.54	\$188.81	\$0.00	\$188.81	\$0.00
41500 - Access Control Device	\$51.58	\$0.00	\$51.58	\$541.59	\$0.00	\$541.59	\$0.00
41900 - Interest Income - Operating	\$1.95	\$0.00	\$1.95	\$10.29	\$0.00	\$10.29	\$0.00
42000 - Interest Income - Reserves	\$43.32	\$0.00	\$43.32	\$219.61	\$0.00	\$219.61	\$0.00
42100 - Allocated Interest on Reserves	(\$43.32)	\$0.00	(\$43.32)	(\$219.61)	\$0.00	(\$219.61)	\$0.00
Total Income	\$10,732.25	\$9,311.25	\$1,421.00	\$57,296.08	\$55,867.50	\$1,428.58	\$111,735.00
Total Income	\$10,732.25	\$9,311.25	\$1,421.00	\$57,296.08	\$55,867.50	\$1,428.58	\$111,735.00
Expense							
<u>General & Administrative</u>							
60150 - Management Fees	\$1,100.00	\$1,100.00	\$0.00	\$6,600.00	\$6,600.00	\$0.00	\$13,200.00
60300 - Accounting Fees & Tax Prep	\$0.00	\$33.33	\$33.33	\$250.00	\$199.98	(\$50.02)	\$400.00
60350 - Legal Fees	\$294.70	\$62.50	(\$232.20)	\$667.20	\$375.00	(\$292.20)	\$750.00
60360 - Legal Fees - Collections	\$0.00	\$41.67	\$41.67	\$0.00	\$250.02	\$250.02	\$500.00
60450 - Payment Coupons	\$0.00	\$0.00	\$0.00	\$5.13	\$0.00	(\$5.13)	\$0.00
60500 - Bank Charges	\$0.00	\$20.00	\$20.00	\$0.00	\$120.00	\$120.00	\$240.00
60600 - Postage	\$60.66	\$16.67	(\$43.99)	\$186.44	\$100.02	(\$86.42)	\$200.00
60700 - Insurance Liability/Property/Umb	\$0.00	\$500.00	\$500.00	\$0.00	\$3,000.00	\$3,000.00	\$6,000.00
60750 - Insurance - D&O	\$0.00	\$200.00	\$200.00	\$0.00	\$1,200.00	\$1,200.00	\$2,400.00
60950 - Insurance - Fidelity Bond/Crime	\$0.00	\$25.00	\$25.00	\$0.00	\$150.00	\$150.00	\$300.00
61100 - Office Expense	\$22.17	\$33.33	\$11.16	\$492.77	\$199.98	(\$292.79)	\$400.00
61150 - Website/Caliber Portal Service	\$95.00	\$95.00	\$0.00	\$1,070.00	\$570.00	(\$500.00)	\$1,140.00
61300 - Corporate Annual Report	\$0.00	\$5.08	\$5.08	\$61.25	\$30.48	(\$30.77)	\$61.00
61330 - Meeting Expense	\$0.00	\$33.33	\$33.33	\$0.00	\$199.98	\$199.98	\$400.00
61350 - Bad Debt	\$0.00	\$41.67	\$41.67	\$10.68	\$250.02	\$239.34	\$500.00
61400 - Community Event	\$0.00	\$250.00	\$250.00	\$661.76	\$1,500.00	\$838.24	\$3,000.00
61500 - Storage	\$0.00	\$25.00	\$25.00	\$300.00	\$150.00	(\$150.00)	\$300.00
61600 - Miscellaneous	\$0.00	\$0.00	\$0.00	\$800.00	\$0.00	(\$800.00)	\$0.00
Total General & Administrative	\$1,572.53	\$2,482.58	\$910.05	\$11,105.23	\$14,895.48	\$3,790.25	\$29,791.00
<u>Grounds</u>							
62000 - Contract Landscape	\$1,680.00	\$1,650.00	(\$30.00)	\$10,080.00	\$9,900.00	(\$180.00)	\$19,800.00
62350 - Landscape Other	\$0.00	\$83.33	\$83.33	\$0.00	\$499.98	\$499.98	\$1,000.00
62600 - Mulch	\$0.00	\$437.50	\$437.50	\$2,720.00	\$2,625.00	(\$95.00)	\$5,250.00
62650 - Planting	\$0.00	\$104.17	\$104.17	\$1,775.00	\$625.02	(\$1,149.98)	\$1,250.00
62700 - Tree Trimming & Removal	\$0.00	\$83.33	\$83.33	\$0.00	\$499.98	\$499.98	\$1,000.00
62750 - Pest Control	\$0.00	\$46.67	\$46.67	\$138.69	\$280.02	\$141.33	\$560.00
62800 - Irrigation Repairs	\$147.52	\$100.00	(\$47.52)	\$636.65	\$600.00	(\$36.65)	\$1,200.00
63300 - Gate - Callbox Telephone	\$149.64	\$53.33	(\$96.31)	\$584.96	\$319.98	(\$264.98)	\$640.00
63350 - Gate Callbox Software	\$0.00	\$49.00	\$49.00	\$0.00	\$294.00	\$294.00	\$588.00
63400 - Entry Gate R&M	\$2,925.00	\$387.50	(\$2,537.50)	\$2,925.00	\$2,325.00	(\$600.00)	\$4,650.00
63450 - Gate Access Key/Fobs	\$0.00	\$20.83	\$20.83	\$0.00	\$124.98	\$124.98	\$250.00
63500 - Gate Internet	\$85.33	\$66.67	(\$18.66)	\$341.62	\$400.02	\$58.40	\$800.00
63750 - Pressure Wash Cleaning	\$0.00	\$166.67	\$166.67	\$0.00	\$1,000.02	\$1,000.02	\$2,000.00
63800 - General R&M	\$0.00	\$100.00	\$100.00	\$530.28	\$600.00	\$69.72	\$1,200.00
64000 - Holiday Decorations	\$0.00	\$0.00	\$0.00	\$151.88	\$0.00	(\$151.88)	\$0.00
Total Grounds	\$4,987.49	\$3,349.00	(\$1,638.49)	\$19,884.08	\$20,094.00	\$209.92	\$40,188.00
<u>Utilities</u>							
78050 - Electric -Street Lights	\$2,129.01	\$1,958.33	(\$170.68)	\$15,418.33	\$11,749.98	(\$3,668.35)	\$23,500.00
78150 - Electricity - General	\$278.72	\$266.67	(\$12.05)	\$1,287.03	\$1,600.02	\$312.99	\$3,200.00
Total Utilities	\$2,407.73	\$2,225.00	(\$182.73)	\$16,705.36	\$13,350.00	(\$3,355.36)	\$26,700.00
Total Expense	\$8,967.75	\$8,056.58	(\$911.17)	\$47,694.67	\$48,339.48	\$644.81	\$96,679.00
Operating Net Income	\$1,764.50	\$1,254.67	\$509.83	\$9,601.41	\$7,528.02	\$2,073.39	\$15,056.00
Reserve Expense							
<u>Reserves</u>							
80100 - Reserves - Roads	\$940.42	\$940.42	\$0.00	\$5,642.52	\$5,642.52	\$0.00	\$11,285.00
80400 - Reserves - Gate	\$75.75	\$75.75	\$0.00	\$454.50	\$454.50	\$0.00	\$909.00

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6/1/2023 - 6/30/2023

	6/1/2023 - 6/30/2023			1/1/2023 - 6/30/2023			
Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
80950 - Reserves - Playground	\$238.50	\$238.50	\$0.00	\$1,431.00	\$1,431.00	\$0.00	\$2,862.00
Total Reserves	\$1,254.67	\$1,254.67	\$0.00	\$7,528.02	\$7,528.02	\$0.00	\$15,056.00
Total Reserve Expense	\$1,254.67	\$1,254.67	\$0.00	\$7,528.02	\$7,528.02	\$0.00	\$15,056.00
Reserve Net Income	(\$1,254.67)	(\$1,254.67)	\$0.00	(\$7,528.02)	(\$7,528.02)	\$0.00	(\$15,056.00)
Net Income	\$509.83	\$0.00	\$509.83	\$2,073.39	\$0.00	\$2,073.39	\$0.00