



## Financial Reporting Package

Reserve at South Fork Homeowners Association, Inc.

10/1/2023 to 10/31/2023

Always Home for You

**Reserve at South Fork Homeowners Association, Inc.**  
**Balance Sheet**  
**10/31/2023**

**Assets**

Cash - Operating

10100 - AAB - Operating	\$103,222.58
10300 - SSB Operating	\$166.61
10500 - Petty Cash	\$516.95

<u>Cash - Operating Total</u>	\$103,906.14
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Cash - Reserves

10200 - AAB - Reserves	\$156,942.82
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<u>Cash - Reserves Total</u>	\$156,942.82
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Accounts Receivable

11100 - A/R - Mx. Receivable	\$171.31
11200 - A/R - Assessments	\$3,314.75

<u>Accounts Receivable Total</u>	\$3,486.06
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Current Asset

14100 - PPD Liability Insurance	\$1,692.99
14200 - PPD D&O Insurance	\$1,693.40
14400 - PPD Crime Insurance	\$1,693.34

<u>Current Asset Total</u>	\$5,079.73
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<i>Assets Total</i>	\$269,414.75
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**Liabilities and Equity**

Current Liability

20500 - Deferred Assessments	\$19,060.18
22000 - Accounts Payable	\$58.72
22100 - Prepaid Owner Assessments	\$2,914.40
22400 - Accrued Expenses	\$80.00

<u>Current Liability Total</u>	\$22,113.30
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Reserves

30000 - Reserves - General	\$5,000.00
31000 - Reserves - Roads	\$70,963.01
31450 - Reserves - Walls/ Fences	\$11,445.80
31600 - Reserves - Gate	\$52,807.18
32700 - Reserves - Playground	\$15,632.57
33600 - Reserves - Interest	\$1,093.97

<u>Reserves Total</u>	\$156,942.53
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<u>Retained Earnings</u>	\$78,835.03
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<u>Net Income</u>	\$11,523.89
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<i>Liabilities &amp; Equity Total</i>	\$269,414.75
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**Reserve at South Fork Homeowners Association, Inc.**  
**Income Statement**  
**10/1/2023 - 10/31/2023**

	10/1/2023 - 10/31/2023			1/1/2023 - 10/31/2023			
<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	\$9,530.09	\$9,311.25	\$218.84	\$92,675.75	\$93,112.50	(\$436.75)	\$111,735.00
40700 - Initial Contribution	\$0.00	\$0.00	\$0.00	\$3,500.00	\$0.00	\$3,500.00	\$0.00
41200 - Interest - Delinquent Accounts	\$0.00	\$0.00	\$0.00	\$228.82	\$0.00	\$228.82	\$0.00
41500 - Access Control Device	\$0.00	\$0.00	\$0.00	\$593.17	\$0.00	\$593.17	\$0.00
41900 - Interest Income - Operating	\$2.14	\$0.00	\$2.14	\$18.46	\$0.00	\$18.46	\$0.00
42000 - Interest Income - Reserves	\$46.29	\$0.00	\$46.29	\$401.03	\$0.00	\$401.03	\$0.00
42100 - Allocated Interest on Reserves	(\$46.29)	\$0.00	(\$46.29)	(\$401.03)	\$0.00	(\$401.03)	\$0.00
<b>Total Income</b>	<b>\$9,532.23</b>	<b>\$9,311.25</b>	<b>\$220.98</b>	<b>\$97,016.20</b>	<b>\$93,112.50</b>	<b>\$3,903.70</b>	<b>\$111,735.00</b>
<b>Total Income</b>	<b>\$9,532.23</b>	<b>\$9,311.25</b>	<b>\$220.98</b>	<b>\$97,016.20</b>	<b>\$93,112.50</b>	<b>\$3,903.70</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	\$11,000.00	\$11,000.00	\$0.00	\$13,200.00
60300 - Accounting Fees & Tax Prep	\$0.00	\$33.33	\$33.33	\$250.00	\$333.30	\$83.30	\$400.00
60350 - Legal Fees	\$0.00	\$62.50	\$62.50	\$769.20	\$625.00	(\$144.20)	\$750.00
60360 - Legal Fees - Collections	\$0.00	\$41.67	\$41.67	\$0.00	\$416.70	\$416.70	\$500.00
60400 - Legal - Chargeback	\$0.00	\$0.00	\$0.00	(\$294.70)	\$0.00	\$294.70	\$0.00
60450 - Payment Coupons	\$0.00	\$0.00	\$0.00	\$5.13	\$0.00	(\$5.13)	\$0.00
60500 - Bank Charges	\$20.00	\$20.00	\$0.00	\$80.00	\$200.00	\$120.00	\$240.00
60600 - Postage	\$196.90	\$16.67	(\$180.23)	\$478.38	\$166.70	(\$311.68)	\$200.00
60700 - Insurance Liability/Property/Umb	\$211.63	\$500.00	\$288.37	\$846.52	\$5,000.00	\$4,153.48	\$6,000.00
60750 - Insurance - D&O	\$211.68	\$200.00	(\$11.68)	\$846.72	\$2,000.00	\$1,153.28	\$2,400.00
60950 - Insurance - Fidelity Bond/Crime	\$211.67	\$25.00	(\$186.67)	\$846.68	\$250.00	(\$596.68)	\$300.00
61100 - Office Expense	\$253.42	\$33.33	(\$220.09)	\$867.90	\$333.30	(\$534.60)	\$400.00
61150 - Website/Caliber Portal Service	\$95.00	\$95.00	\$0.00	\$1,450.00	\$950.00	(\$500.00)	\$1,140.00
61300 - Corporate Annual Report	\$0.00	\$5.08	\$5.08	\$61.25	\$50.80	(\$10.45)	\$61.00
61330 - Meeting Expense	\$150.00	\$33.33	(\$116.67)	\$510.00	\$333.30	(\$176.70)	\$400.00
61350 - Bad Debt	\$0.00	\$41.67	\$41.67	\$49.60	\$416.70	\$367.10	\$500.00
61400 - Community Event	(\$200.00)	\$250.00	\$450.00	(\$200.00)	\$2,500.00	\$2,700.00	\$3,000.00
61500 - Storage	\$0.00	\$25.00	\$25.00	\$300.00	\$250.00	(\$50.00)	\$300.00
61600 - Miscellaneous	\$0.00	\$0.00	\$0.00	\$1,111.76	\$0.00	(\$1,111.76)	\$0.00
<b>Total General &amp; Administrative</b>	<b>\$2,250.30</b>	<b>\$2,482.58</b>	<b>\$232.28</b>	<b>\$18,978.44</b>	<b>\$24,825.80</b>	<b>\$5,847.36</b>	<b>\$29,791.00</b>
<u>Grounds</u>							
62000 - Contract Landscape	\$1,680.00	\$1,650.00	(\$30.00)	\$16,800.00	\$16,500.00	(\$300.00)	\$19,800.00
62350 - Landscape Other	\$0.00	\$83.33	\$83.33	\$0.00	\$833.30	\$833.30	\$1,000.00
62600 - Mulch	\$0.00	\$437.50	\$437.50	\$2,720.00	\$4,375.00	\$1,655.00	\$5,250.00
62650 - Planting	\$0.00	\$104.17	\$104.17	\$1,775.00	\$1,041.70	(\$733.30)	\$1,250.00
62700 - Tree Trimming & Removal	\$0.00	\$83.33	\$83.33	\$0.00	\$833.30	\$833.30	\$1,000.00
62750 - Pest Control	\$0.00	\$46.67	\$46.67	\$138.69	\$466.70	\$328.01	\$560.00
62800 - Irrigation Repairs	\$0.00	\$100.00	\$100.00	\$636.65	\$1,000.00	\$363.35	\$1,200.00
63300 - Gate - Callbox Telephone	\$80.98	\$53.33	(\$27.65)	\$908.88	\$533.30	(\$375.58)	\$640.00
63350 - Gate Callbox Software	\$0.00	\$49.00	\$49.00	\$0.00	\$490.00	\$490.00	\$588.00
63400 - Entry Gate R&M	\$0.00	\$387.50	\$387.50	\$2,932.83	\$3,875.00	\$942.17	\$4,650.00
63450 - Gate Access Key/Fobs	\$0.00	\$20.83	\$20.83	\$420.80	\$208.30	(\$212.50)	\$250.00
63500 - Gate Internet	\$85.79	\$66.67	(\$19.12)	\$683.43	\$666.70	(\$16.73)	\$800.00
63750 - Pressure Wash Cleaning	\$0.00	\$166.67	\$166.67	\$0.00	\$1,666.70	\$1,666.70	\$2,000.00
63800 - General R&M	\$0.00	\$100.00	\$100.00	\$577.45	\$1,000.00	\$422.55	\$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>\$1,846.77</b>	<b>\$3,349.00</b>	<b>\$1,502.23</b>	<b>\$27,745.61</b>	<b>\$33,490.00</b>	<b>\$5,744.39</b>	<b>\$40,188.00</b>
<u>Utilities</u>							
78050 - Electric -Street Lights	\$2,129.01	\$1,958.33	(\$170.68)	\$23,934.37	\$19,583.30	(\$4,351.07)	\$23,500.00
78150 - Electricity - General	\$254.54	\$266.67	\$12.13	\$2,287.19	\$2,666.70	\$379.51	\$3,200.00
<b>Total Utilities</b>	<b>\$2,383.55</b>	<b>\$2,225.00</b>	<b>(\$158.55)</b>	<b>\$26,221.56</b>	<b>\$22,250.00</b>	<b>(\$3,971.56)</b>	<b>\$26,700.00</b>
<b>Total Expense</b>	<b>\$6,480.62</b>	<b>\$8,056.58</b>	<b>\$1,575.96</b>	<b>\$72,945.61</b>	<b>\$80,565.80</b>	<b>\$7,620.19</b>	<b>\$96,679.00</b>
<b>Operating Net Income</b>	<b>\$3,051.61</b>	<b>\$1,254.67</b>	<b>\$1,796.94</b>	<b>\$24,070.59</b>	<b>\$12,546.70</b>	<b>\$11,523.89</b>	<b>\$15,056.00</b>
<b>Reserve Expense</b>							
<u>Reserves</u>							
80100 - Reserves - Roads	\$940.42	\$940.42	\$0.00	\$9,404.20	\$9,404.20	\$0.00	\$11,285.00