



Financial Reporting Package

Reserve at South Fork Homeowners Association, Inc.

11/1/2023 to 11/30/2023

Always Home for You

Reserve at South Fork Homeowners Association, Inc.
Balance Sheet
11/30/2023

Assets

Cash - Operating

10100 - AAB - Operating	\$97,697.38
10300 - SSB Operating	\$166.61
10500 - Petty Cash	\$516.95
<u>Cash - Operating Total</u>	<u>\$98,380.94</u>

Cash - Reserves

10200 - AAB - Reserves	\$158,242.75
<u>Cash - Reserves Total</u>	<u>\$158,242.75</u>

Accounts Receivable

11100 - A/R - Mx. Receivable	\$171.31
11200 - A/R - Assessments	\$2,290.39
<u>Accounts Receivable Total</u>	<u>\$2,461.70</u>

Current Asset

14100 - PPD Liability Insurance	\$1,481.36
14200 - PPD D&O Insurance	\$1,481.72
14400 - PPD Crime Insurance	\$1,481.67
<u>Current Asset Total</u>	<u>\$4,444.75</u>

Assets Total

\$263,530.14

Liabilities and Equity

Current Liability

20500 - Deferred Assessments	\$9,530.09
22000 - Accounts Payable	\$2,030.39
22100 - Prepaid Owner Assessments	\$3,079.98
22400 - Accrued Expenses	\$100.00
<u>Current Liability Total</u>	<u>\$14,740.46</u>

Reserves

30000 - Reserves - General	\$5,000.00
31000 - Reserves - Roads	\$71,903.43
31450 - Reserves - Walls/ Fences	\$11,445.80
31600 - Reserves - Gate	\$52,882.93
32700 - Reserves - Playground	\$15,871.07
33600 - Reserves - Interest	\$1,139.23
<u>Reserves Total</u>	<u>\$158,242.46</u>

Retained Earnings

\$78,835.03

Net Income

\$11,712.19

Liabilities & Equity Total

\$263,530.14

Reserve at South Fork Homeowners Association, Inc.
Income Statement
11/1/2023 - 11/30/2023

	11/1/2023 - 11/30/2023			1/1/2023 - 11/30/2023			
Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$9,530.09	\$9,311.25	\$218.84	\$102,205.84	\$102,423.75	(\$217.91)	\$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	\$2.07	\$0.00	\$2.07	\$20.53	\$0.00	\$20.53	\$0.00
42000 - Interest Income - Reserves	\$45.26	\$0.00	\$45.26	\$446.29	\$0.00	\$446.29	\$0.00
42100 - Allocated Interest on Reserves	(\$45.26)	\$0.00	(\$45.26)	(\$446.29)	\$0.00	(\$446.29)	\$0.00
Total Income	\$9,532.16	\$9,311.25	\$220.91	\$106,548.36	\$102,423.75	\$4,124.61	\$111,735.00
Total Income	\$9,532.16	\$9,311.25	\$220.91	\$106,548.36	\$102,423.75	\$4,124.61	\$111,735.00
Expense							
<u>General & Administrative</u>							
60150 - Management Fees	\$1,100.00	\$1,100.00	\$0.00	\$12,100.00	\$12,100.00	\$0.00	\$13,200.00
60300 - Accounting Fees & Tax Prep	\$0.00	\$33.33	\$33.33	\$250.00	\$366.63	\$116.63	\$400.00
60350 - Legal Fees	\$0.00	\$62.50	\$62.50	\$769.20	\$687.50	(\$81.70)	\$750.00
60360 - Legal Fees - Collections	\$0.00	\$41.67	\$41.67	\$0.00	\$458.37	\$458.37	\$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	\$100.00	\$220.00	\$120.00	\$240.00
60600 - Postage	\$0.00	\$16.67	\$16.67	\$478.38	\$183.37	(\$295.01)	\$200.00
60700 - Insurance Liability/Property/Umb	\$211.63	\$500.00	\$288.37	\$1,058.15	\$5,500.00	\$4,441.85	\$6,000.00
60750 - Insurance - D&O	\$211.68	\$200.00	(\$11.68)	\$1,058.40	\$2,200.00	\$1,141.60	\$2,400.00
60950 - Insurance - Fidelity Bond/Crime	\$211.67	\$25.00	(\$186.67)	\$1,058.35	\$275.00	(\$783.35)	\$300.00
61100 - Office Expense	\$0.00	\$33.33	\$33.33	\$867.90	\$366.63	(\$501.27)	\$400.00
61150 - Website/Caliber Portal Service	\$95.00	\$95.00	\$0.00	\$1,545.00	\$1,045.00	(\$500.00)	\$1,140.00
61300 - Corporate Annual Report	\$0.00	\$5.08	\$5.08	\$61.25	\$55.88	(\$5.37)	\$61.00
61330 - Meeting Expense	\$0.00	\$33.33	\$33.33	\$510.00	\$366.63	(\$143.37)	\$400.00
61350 - Bad Debt	\$0.00	\$41.67	\$41.67	\$49.60	\$458.37	\$408.77	\$500.00
61400 - Community Event	\$2,063.03	\$250.00	(\$1,813.03)	\$1,863.03	\$2,750.00	\$886.97	\$3,000.00
61500 - Storage	\$0.00	\$25.00	\$25.00	\$300.00	\$275.00	(\$25.00)	\$300.00
61600 - Miscellaneous	\$0.00	\$0.00	\$0.00	\$1,111.76	\$0.00	(\$1,111.76)	\$0.00
Total General & Administrative	\$3,913.01	\$2,482.58	(\$1,430.43)	\$22,891.45	\$27,308.38	\$4,416.93	\$29,791.00
<u>Grounds</u>							
62000 - Contract Landscape	\$1,680.00	\$1,650.00	(\$30.00)	\$18,480.00	\$18,150.00	(\$330.00)	\$19,800.00
62350 - Landscape Other	\$0.00	\$83.33	\$83.33	\$0.00	\$916.63	\$916.63	\$1,000.00
62600 - Mulch	\$0.00	\$437.50	\$437.50	\$2,720.00	\$4,812.50	\$2,092.50	\$5,250.00
62650 - Planting	\$0.00	\$104.17	\$104.17	\$1,775.00	\$1,145.87	(\$629.13)	\$1,250.00
62700 - Tree Trimming & Removal	\$0.00	\$83.33	\$83.33	\$0.00	\$916.63	\$916.63	\$1,000.00
62750 - Pest Control	\$0.00	\$46.67	\$46.67	\$138.69	\$513.37	\$374.68	\$560.00
62800 - Irrigation Repairs	\$0.00	\$100.00	\$100.00	\$636.65	\$1,100.00	\$463.35	\$1,200.00
63300 - Gate - Callbox Telephone	\$80.98	\$53.33	(\$27.65)	\$989.86	\$586.63	(\$403.23)	\$640.00
63350 - Gate Callbox Software	\$0.00	\$49.00	\$49.00	\$0.00	\$539.00	\$539.00	\$588.00
63400 - Entry Gate R&M	\$0.00	\$387.50	\$387.50	\$2,932.83	\$4,262.50	\$1,329.67	\$4,650.00
63450 - Gate Access Key/Fobs	\$0.00	\$20.83	\$20.83	\$420.80	\$229.13	(\$191.67)	\$250.00
63500 - Gate Internet	\$85.79	\$66.67	(\$19.12)	\$769.22	\$733.37	(\$35.85)	\$800.00
63750 - Pressure Wash Cleaning	\$0.00	\$166.67	\$166.67	\$0.00	\$1,833.37	\$1,833.37	\$2,000.00
63800 - General R&M	\$0.00	\$100.00	\$100.00	\$577.45	\$1,100.00	\$522.55	\$1,200.00
64000 - Holiday Decorations	\$0.00	\$0.00	\$0.00	\$151.88	\$0.00	(\$151.88)	\$0.00
Total Grounds	\$1,846.77	\$3,349.00	\$1,502.23	\$29,592.38	\$36,839.00	\$7,246.62	\$40,188.00
<u>Utilities</u>							
78050 - Electric -Street Lights	\$2,129.01	\$1,958.33	(\$170.68)	\$26,063.38	\$21,541.63	(\$4,521.75)	\$23,500.00
78150 - Electricity - General	\$200.40	\$266.67	\$66.27	\$2,487.59	\$2,933.37	\$445.78	\$3,200.00
Total Utilities	\$2,329.41	\$2,225.00	(\$104.41)	\$28,550.97	\$24,475.00	(\$4,075.97)	\$26,700.00
Total Expense	\$8,089.19	\$8,056.58	(\$32.61)	\$81,034.80	\$88,622.38	\$7,587.58	\$96,679.00
Operating Net Income	\$1,442.97	\$1,254.67	\$188.30	\$25,513.56	\$13,801.37	\$11,712.19	\$15,056.00
Reserve Expense							
<u>Reserves</u>							
80100 - Reserves - Roads	\$940.42	\$940.42	\$0.00	\$10,344.62	\$10,344.62	\$0.00	\$11,285.00