



Financial Reporting Package

Reserve at South Fork Homeowners Association, Inc.

1/1/2024 to 1/31/2024

Always Home for You

Reserve at South Fork Homeowners Association, Inc.
Balance Sheet
1/31/2024

Assets

Cash - Operating

10100 - AAB - Operating	\$103,772.39
10600 - VN - Operating	\$3,849.65

<u>Cash - Operating Total</u>	\$107,622.04
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Cash - Reserves

10200 - AAB - Reserves	\$160,846.44
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<u>Cash - Reserves Total</u>	\$160,846.44
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Accounts Receivable

11100 - A/R - Mx. Receivable	\$193.88
11200 - A/R - Assessments	\$7,108.30

<u>Accounts Receivable Total</u>	\$7,302.18
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Allowance for Bad Debt

12000 - Allowance for Bad Debt	(\$186.16)
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<u>Allowance for Bad Debt Total</u>	(\$186.16)
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Current Asset

14100 - PPD Liability Insurance	\$1,058.10
14200 - PPD D&O Insurance	\$1,058.36
14400 - PPD Crime Insurance	\$1,058.33

<u>Current Asset Total</u>	\$3,174.79
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<i>Assets Total</i>	<i>\$278,759.29</i>
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Liabilities and Equity

Current Liability

20500 - Deferred Assessments	\$18,622.84
22000 - Accounts Payable	\$2,352.29
22100 - Prepaid Owner Assessments	\$3,869.52
22400 - Accrued Expenses	\$140.00

<u>Current Liability Total</u>	\$24,984.65
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Reserves

30000 - Reserves - General	\$5,037.47
31000 - Reserves - Roads	\$74,330.06
31450 - Reserves - Walls/ Fences	\$11,531.57
31600 - Reserves - Gate	\$53,431.26
32700 - Reserves - Playground	\$16,468.77
33600 - Reserves - Interest	\$47.31

<u>Reserves Total</u>	\$160,846.44
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<u>Retained Earnings</u>	\$91,606.33
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<u>Net Income</u>	\$1,321.87
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<i>Liabilities & Equity Total</i>	<i>\$278,759.29</i>
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Reserve at South Fork Homeowners Association, Inc.
Income Statement
1/1/2024 - 1/31/2024

	1/1/2024 - 1/31/2024			1/1/2024 - 1/31/2024			
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$9,311.42	\$9,311.25	\$0.17	\$9,311.42	\$9,311.25	\$0.17	\$111,735.00
40001 - Retained Earnings Applied	\$0.00	\$205.00	(\$205.00)	\$0.00	\$205.00	(\$205.00)	\$2,460.00
41900 - Interest Income - Operating	\$2.18	\$0.00	\$2.18	\$2.18	\$0.00	\$2.18	\$0.00
42000 - Interest Income - Reserves	\$47.31	\$0.00	\$47.31	\$47.31	\$0.00	\$47.31	\$0.00
42100 - Allocated Interest on Reserves	(\$47.31)	\$0.00	(\$47.31)	(\$47.31)	\$0.00	(\$47.31)	\$0.00
Total Income	\$9,313.60	\$9,516.25	(\$202.65)	\$9,313.60	\$9,516.25	(\$202.65)	\$114,195.00
Total Income	\$9,313.60	\$9,516.25	(\$202.65)	\$9,313.60	\$9,516.25	(\$202.65)	\$114,195.00
Expense							
<u>General & Administrative</u>							
60150 - Management Fees	\$1,100.00	\$1,100.00	\$0.00	\$1,100.00	\$1,100.00	\$0.00	\$13,200.00
60300 - Accounting Fees & Tax Prep	\$250.00	\$33.33	(\$216.67)	\$250.00	\$33.33	(\$216.67)	\$400.00
60350 - Legal Fees	\$0.00	\$62.50	\$62.50	\$0.00	\$62.50	\$62.50	\$750.00
60360 - Legal Fees - Collections	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00
60500 - Bank Charges	\$20.00	\$20.00	\$0.00	\$20.00	\$20.00	\$0.00	\$240.00
60600 - Postage	\$0.00	\$16.67	\$16.67	\$0.00	\$16.67	\$16.67	\$200.00
60700 - Insurance Liability/Property/Umb	\$211.63	\$291.67	\$80.04	\$211.63	\$291.67	\$80.04	\$3,500.00
60750 - Insurance - D&O	\$211.68	\$216.67	\$4.99	\$211.68	\$216.67	\$4.99	\$2,600.00
60950 - Insurance - Fidelity Bond/Crime	\$211.67	\$216.67	\$5.00	\$211.67	\$216.67	\$5.00	\$2,600.00
61100 - Office Expense	\$0.00	\$33.33	\$33.33	\$0.00	\$33.33	\$33.33	\$400.00
61150 - Website/Caliber Portal Service	\$125.00	\$125.00	\$0.00	\$125.00	\$125.00	\$0.00	\$1,500.00
61300 - Corporate Annual Report	\$0.00	\$5.08	\$5.08	\$0.00	\$5.08	\$5.08	\$61.00
61330 - Meeting Expense	\$0.00	\$33.33	\$33.33	\$0.00	\$33.33	\$33.33	\$400.00
61350 - Bad Debt	\$0.00	\$41.67	\$41.67	\$0.00	\$41.67	\$41.67	\$500.00
61400 - Community Event	\$0.00	\$250.00	\$250.00	\$0.00	\$250.00	\$250.00	\$3,000.00
61500 - Storage	\$300.00	\$25.00	(\$275.00)	\$300.00	\$25.00	(\$275.00)	\$300.00
Total General & Administrative	\$2,429.98	\$2,512.59	\$82.61	\$2,429.98	\$2,512.59	\$82.61	\$30,151.00
<u>Grounds</u>							
62000 - Contract Landscape	\$1,784.79	\$1,650.00	(\$134.79)	\$1,784.79	\$1,650.00	(\$134.79)	\$19,800.00
62350 - Landscape Other	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
62600 - Mulch	\$0.00	\$437.50	\$437.50	\$0.00	\$437.50	\$437.50	\$5,250.00
62650 - Planting	\$0.00	\$104.17	\$104.17	\$0.00	\$104.17	\$104.17	\$1,250.00
62700 - Tree Trimming & Removal	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
62750 - Pest Control	\$0.00	\$46.67	\$46.67	\$0.00	\$46.67	\$46.67	\$560.00
62800 - Irrigation Repairs	\$0.00	\$100.00	\$100.00	\$0.00	\$100.00	\$100.00	\$1,200.00
63300 - Gate - Callbox Telephone	\$80.98	\$53.33	(\$27.65)	\$80.98	\$53.33	(\$27.65)	\$640.00
63350 - Gate Callbox Software	\$0.00	\$49.00	\$49.00	\$0.00	\$49.00	\$49.00	\$588.00
63400 - Entry Gate R&M	\$0.00	\$387.50	\$387.50	\$0.00	\$387.50	\$387.50	\$4,650.00
63450 - Gate Access Key/Fobs	\$0.00	\$20.83	\$20.83	\$0.00	\$20.83	\$20.83	\$250.00
63500 - Gate Internet	\$85.79	\$66.67	(\$19.12)	\$85.79	\$66.67	(\$19.12)	\$800.00
63750 - Pressure Wash Cleaning	\$0.00	\$166.67	\$166.67	\$0.00	\$166.67	\$166.67	\$2,000.00
63800 - General R&M	\$0.00	\$100.00	\$100.00	\$0.00	\$100.00	\$100.00	\$1,200.00
Total Grounds	\$1,951.56	\$3,349.00	\$1,397.44	\$1,951.56	\$3,349.00	\$1,397.44	\$40,188.00
<u>Utilities</u>							
78050 - Electric -Street Lights	\$2,113.86	\$2,133.33	\$19.47	\$2,113.86	\$2,133.33	\$19.47	\$25,600.00
78150 - Electricity - General	\$241.66	\$266.67	\$25.01	\$241.66	\$266.67	\$25.01	\$3,200.00
Total Utilities	\$2,355.52	\$2,400.00	\$44.48	\$2,355.52	\$2,400.00	\$44.48	\$28,800.00
Total Expense	\$6,737.06	\$8,261.59	\$1,524.53	\$6,737.06	\$8,261.59	\$1,524.53	\$99,139.00
Operating Net Income	\$2,576.54	\$1,254.66	\$1,321.88	\$2,576.54	\$1,254.66	\$1,321.88	\$15,056.00
Reserve Expense							
<u>Reserves</u>							
80100 - Reserves - Roads	\$940.42	\$940.42	\$0.00	\$940.42	\$940.42	\$0.00	\$11,285.00
80400 - Reserves - Gate	\$75.75	\$75.75	\$0.00	\$75.75	\$75.75	\$0.00	\$909.00
80950 - Reserves - Playground	\$238.50	\$238.50	\$0.00	\$238.50	\$238.50	\$0.00	\$2,862.00
Total Reserves	\$1,254.67	\$1,254.67	\$0.00	\$1,254.67	\$1,254.67	\$0.00	\$15,056.00
Total Reserve Expense	\$1,254.67	\$1,254.67	\$0.00	\$1,254.67	\$1,254.67	\$0.00	\$15,056.00
Reserve Net Income	(\$1,254.67)	(\$1,254.67)	\$0.00	(\$1,254.67)	(\$1,254.67)	\$0.00	(\$15,056.00)

Reserve at South Fork Homeowners Association, Inc.
Income Statement
1/1/2024 - 1/31/2024

Accounts	1/1/2024 - 1/31/2024			1/1/2024 - 1/31/2024			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Net Income	\$1,321.87	(\$0.01)	\$1,321.88	\$1,321.87	(\$0.01)	\$1,321.88	\$0.00