

Courtyard Homes Association

Balance Sheet As of 01/31/22

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1001	Enterprise Bk & Tr Op 8745	19,701.76			19,701.76
1002	S/A Bank Acct			250,000.00	250,000.00
1010	Truist Bank:OP;2250	10,760.47			10,760.47
1201	Enterprise Bk & Tr Res 8753		94,586.39		94,586.39
1210	Truist Bank;RVSMMA;2269		825.78		825.78
1310	Assessments Receivable	11,889.00			11,889.00
1610	Prepaid Insurance	6,830.84			6,830.84
1620	Prepaid Expenses	1,466.66			1,466.66
	TOTAL ASSETS	50,648.73	95,412.17	250,000.00	396,060.90
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
3010	Accounts Payable	5,121.00			5,121.00
3121	S/A Roof Income			250,000.00	250,000.00
3310	Prepaid Owner Assessments	25,321.00			25,321.00
	Subtotal Current Liab.	30,442.00	.00	250,000.00	280,442.00
RESERVES:					
5010	Deferred Maintenance		95,386.84		95,386.84
5490	Reserves Interest-Current		7.27		7.27
5491	Reserves Interest-Prior Years		18.06		18.06
	Subtotal Reserves	.00	95,412.17	.00	95,412.17
EQUITY:					
5510	Prior Years Fund Balance	34,131.92			34,131.92
5511	Prior Year Adjustment	(640.00)			(640.00)
	Current Year Net Income/(Loss)	(13,285.19)	.00	.00	(13,285.19)
	Subtotal Equity	20,206.73	.00	.00	20,206.73
	TOTAL LIABILITIES & EQUITY	50,648.73	95,412.17	250,000.00	396,060.90

Courtyard Homes Association

Reserve Statement As of 01/31/22

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENTS	AVAILABLE BALANCE
RESERVES:				
Deferred Maintenance	95,386.84	0.00	0.00	95,386.84
Reserves Interest-Current	0.00	7.27	0.00	7.27
Reserves Interest-Prior Years	18.06	0.00	0.00	18.06
Subtotal Reserves	<u>95,404.90</u>	<u>7.27</u>	<u>0.00</u>	<u>95,412.17</u>
TOTAL RESERVES	<u>95,404.90</u>	<u>7.27</u>	<u>0.00</u>	<u>95,412.17</u>
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Courtyard Homes Association

Income/Expense Statement
Period: 01/01/22 to 01/31/22

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06200	Assessment Fees	55,200.00	55,135.17	64.83	55,200.00	55,135.17	64.83	661,622.00
06910	Interest Income	.09	.00	.09	.09	.00	.09	.00
06920	Application Fees/Misc Income	300.00	.00	300.00	300.00	.00	300.00	.00
	Subtotal Income	55,500.09	55,135.17	364.92	55,500.09	55,135.17	364.92	661,622.00
EXPENSES								
Administrative								
07020	Annual Filing/Dues	.00	66.67	66.67	.00	66.67	66.67	800.00
07100	Insurance	24,706.02	22,400.00	(2,306.02)	24,706.02	22,400.00	(2,306.02)	268,800.00
07140	Prof. Fees - Audit	.00	333.33	333.33	.00	333.33	333.33	4,000.00
07150	Prof. Fees - Legal	.00	83.33	83.33	.00	83.33	83.33	1,000.00
07200	Management Fees	1,400.00	1,400.00	.00	1,400.00	1,400.00	.00	16,800.00
07250	Office: Svc/Supplies/Misc	121.75	208.33	86.58	121.75	208.33	86.58	2,500.00
07280	Social/Comm Affairs/Bereaveme	.00	25.00	25.00	.00	25.00	25.00	300.00
07420	Communications: Website	150.00	150.00	.00	150.00	150.00	.00	1,800.00
	Administrative	26,377.77	24,666.66	(1,711.11)	26,377.77	24,666.66	(1,711.11)	296,000.00
Grounds								
07520	Irrigation: Maintenance/Repai	76.00	208.33	132.33	76.00	208.33	132.33	2,500.00
07600	Landscape Contract	4,600.00	4,600.00	.00	4,600.00	4,600.00	.00	55,200.00
07610	Landscape: Mulch	4,189.50	300.00	(3,889.50)	4,189.50	300.00	(3,889.50)	3,600.00
07620	Landscape: Bulbs- Lt Rep	.00	83.33	83.33	.00	83.33	83.33	1,000.00
07650	Landscape: Repairs and Mainte	.00	833.33	833.33	.00	833.33	833.33	10,000.00
	Grounds	8,865.50	6,024.99	(2,840.51)	8,865.50	6,024.99	(2,840.51)	72,300.00
Maintenance								
08002	Backflow testing	.00	166.67	166.67	.00	166.67	166.67	2,000.00
08010	Building: Maint/Repairs	.00	41.67	41.67	.00	41.67	41.67	500.00
08220	Pest Control: Int/Ext	3,074.31	262.08	(2,812.23)	3,074.31	262.08	(2,812.23)	3,145.00
08280	Termite Control	733.34	500.00	(233.34)	733.34	500.00	(233.34)	6,000.00
	Maintenance	3,807.65	970.42	(2,837.23)	3,807.65	970.42	(2,837.23)	11,645.00

Courtyard Homes Association

Income/Expense Statement
Period: 01/01/22 to 01/31/22

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
Pool & Recreation								
08400	Pool Maint. Contract	270.00	270.00	.00	270.00	270.00	.00	3,240.00
08420	Pool/Deck: Repair/Svc	5,945.58	208.33	(5,737.25)	5,945.58	208.33	(5,737.25)	2,500.00
08430	Pool: Janitorial	155.00	180.00	25.00	155.00	180.00	25.00	2,160.00
	Pool & Recreation	6,370.58	658.33	(5,712.25)	6,370.58	658.33	(5,712.25)	7,900.00
Utilities								
08620	Electric Usage	1,148.11	1,012.83	(135.28)	1,148.11	1,012.83	(135.28)	12,154.00
08660	Cable Television Fee	6,572.76	6,397.00	(175.76)	6,572.76	6,397.00	(175.76)	76,764.00
08700	Water/Sewer/Trash	5,842.91	5,604.92	(237.99)	5,842.91	5,604.92	(237.99)	67,259.00
	Utilities	13,563.78	13,014.75	(549.03)	13,563.78	13,014.75	(549.03)	156,177.00
Other								
09730	Contribution-Perico Bay Maste	9,800.00	9,800.00	.00	9,800.00	9,800.00	.00	117,600.00
	Other	9,800.00	9,800.00	.00	9,800.00	9,800.00	.00	117,600.00
	TOTAL EXPENSES	68,785.28	55,135.15	(13,650.13)	68,785.28	55,135.15	(13,650.13)	661,622.00
	Current Year Net Income/(loss)	(13,285.19)	.02	(13,285.21)	(13,285.19)	.02	(13,285.21)	.00
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