

**Courtyard Homes Association, Inc.**

**Financial Statements**

For the Month and  
Two  
Month Period  
Ended  
February 28, 2022

(Unaudited)

# Courtyard Homes Association

## Balance Sheet As of 02/28/22

Account	Description	Operating	Reserves	Other	Totals
<b>ASSETS</b>					
1001	Enterprise Bk & Tr Op 8745	48,108.15			48,108.15
1002	S/A Bank Acct			250,000.00	250,000.00
1010	Truist Bank:OP;2250	6,552.41			6,552.41
1201	Enterprise Bk & Tr Res 8753		90,413.65		90,413.65
1210	Truist Bank;RVSMMA;2269		825.79		825.79
1310	Assessments Receivable	4,466.00			4,466.00
1610	Prepaid Insurance	31,780.11			31,780.11
1620	Prepaid Expenses	733.32			733.32
	<b>TOTAL ASSETS</b>	91,639.99	91,239.44	250,000.00	432,879.43
<b>LIABILITIES &amp; EQUITY</b>					
<b>CURRENT LIABILITIES:</b>					
3010	Accounts Payable	52,568.09			52,568.09
3121	S/A Roof Income			250,000.00	250,000.00
3310	Prepaid Owner Assessments	18,774.00			18,774.00
	<b>Subtotal Current Liab.</b>	71,342.09	.00	250,000.00	321,342.09
<b>RESERVES:</b>					
5010	Deferred Maintenance		91,206.84		91,206.84
5490	Reserves Interest-Current		14.54		14.54
5491	Reserves Interest-Prior Years		18.06		18.06
	<b>Subtotal Reserves</b>	.00	91,239.44	.00	91,239.44
<b>EQUITY:</b>					
5510	Prior Years Fund Balance	34,131.92			34,131.92
5511	Prior Year Adjustment	(525.00)			(525.00)
	Current Year Net Income/(Loss)	(13,309.02)	.00	.00	(13,309.02)
	<b>Subtotal Equity</b>	20,297.90	.00	.00	20,297.90
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	91,639.99	91,239.44	250,000.00	432,879.43

# Courtyard Homes Association

## Reserve Statement As of 02/28/22

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENTS	AVAILABLE BALANCE
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RESERVES:

Deferred Maintenance	95,386.84	0.00	4,180.00	91,206.84
Reserves Interest-Current	0.00	14.54	0.00	14.54
Reserves Interest-Prior Years	18.06	0.00	0.00	18.06
Subtotal Reserves	<u>95,404.90</u>	<u>14.54</u>	<u>4,180.00</u>	<u>91,239.44</u>
TOTAL RESERVES	<u>95,404.90</u>	<u>14.54</u>	<u>4,180.00</u>	<u>91,239.44</u>

# Courtyard Homes Association

## Income/Expense Statement

Period: 02/01/22 to 02/28/22

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME:								
06200	Assessment Fees	55,200.00	55,135.17	64.83	110,400.00	110,270.34	129.66	661,622.00
06340	Late Fee Income	15.00	.00	15.00	15.00	.00	15.00	.00
06910	Interest Income	.00	.00	.00	.09	.00	.09	.00
06920	Application Fees/Misc Income	.00	.00	.00	300.00	.00	300.00	.00
	Subtotal Income	55,215.00	55,135.17	79.83	110,715.09	110,270.34	444.75	661,622.00
EXPENSES								
Administrative								
07020	Annual Filing/Dues	.00	66.67	66.67	.00	133.34	133.34	800.00
07100	Insurance	24,706.02	22,400.00	(2,306.02)	49,412.04	44,800.00	(4,612.04)	268,800.00
07140	Prof. Fees - Audit	.00	333.33	333.33	.00	666.66	666.66	4,000.00
07150	Prof. Fees - Legal	.00	83.33	83.33	.00	166.66	166.66	1,000.00
07200	Management Fees	1,400.00	1,400.00	.00	2,800.00	2,800.00	.00	16,800.00
07250	Office: Svc/Supplies/Misc	89.95	208.33	118.38	211.70	416.66	204.96	2,500.00
07280	Social/Comm Affairs/Bereaveme	.00	25.00	25.00	.00	50.00	50.00	300.00
07420	Communications: Website	150.00	150.00	.00	300.00	300.00	.00	1,800.00
	Administrative	26,345.97	24,666.66	(1,679.31)	52,723.74	49,333.32	(3,390.42)	296,000.00
Grounds								
07520	Irrigation: Maintenance/Repai	78.27	208.33	130.06	154.27	416.66	262.39	2,500.00
07600	Landscape Contract	4,600.00	4,600.00	.00	9,200.00	9,200.00	.00	55,200.00
07610	Landscape: Mulch	.00	300.00	300.00	4,189.50	600.00	(3,589.50)	3,600.00
07620	Landscape: Bulbs- Lt Rep	.00	83.33	83.33	.00	166.66	166.66	1,000.00
07650	Landscape: Repairs and Mainte	1,221.91	833.33	(388.58)	1,221.91	1,666.66	444.75	10,000.00
	Grounds	5,900.18	6,024.99	124.81	14,765.68	12,049.98	(2,715.70)	72,300.00
Maintenance								
08002	Backflow testing	.00	166.67	166.67	.00	333.34	333.34	2,000.00
08010	Building: Maint/Repairs	.00	41.67	41.67	.00	83.34	83.34	500.00
08220	Pest Control: Int/Ext	985.00	262.08	(722.92)	4,059.31	524.16	(3,535.15)	3,145.00
08280	Termite Control	733.34	500.00	(233.34)	1,466.68	1,000.00	(466.68)	6,000.00
	Maintenance	1,718.34	970.42	(747.92)	5,525.99	1,940.84	(3,585.15)	11,645.00

# Courtyard Homes Association

Income/Expense Statement  
 Period: 02/01/22 to 02/28/22

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
Pool & Recreation								
08400	Pool Maint. Contract	.00	270.00	270.00	270.00	540.00	270.00	3,240.00
08420	Pool/Deck: Repair/Svc	546.17	208.33	(337.84)	6,491.75	416.66	(6,075.09)	2,500.00
08430	Pool: Janitorial	180.00	180.00	.00	335.00	360.00	25.00	2,160.00
	Pool & Recreation	726.17	658.33	(67.84)	7,096.75	1,316.66	(5,780.09)	7,900.00
Utilities								
08620	Electric Usage	(1,497.87)	1,012.83	2,510.70	(349.76)	2,025.66	2,375.42	12,154.00
08660	Cable Television Fee	6,572.76	6,397.00	(175.76)	13,145.52	12,794.00	(351.52)	76,764.00
08700	Water/Sewer/Trash	5,673.28	5,604.92	(68.36)	11,516.19	11,209.84	(306.35)	67,259.00
	Utilities	10,748.17	13,014.75	2,266.58	24,311.95	26,029.50	1,717.55	156,177.00
Other								
09730	Contribution-Perico Bay Maste	9,800.00	9,800.00	.00	19,600.00	19,600.00	.00	117,600.00
	Other	9,800.00	9,800.00	.00	19,600.00	19,600.00	.00	117,600.00
	<b>TOTAL EXPENSES</b>	55,238.83	55,135.15	(103.68)	124,024.11	110,270.30	(13,753.81)	661,622.00
	Current Year Net Income/(loss)	(23.83)	.02	(23.85)	(13,309.02)	.04	(13,309.06)	.00
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