

Courtyard Homes Association, Inc.

Financial Statements

For the Month and
Three
Month Period
Ended
March 31, 2022

(Unaudited)

Courtyard Homes Association

Balance Sheet As of 03/31/22

| Account | Description | Operating | Reserves | Other | Totals |
|---------------------------------|---------------------------------------|-------------|------------|--------------|--------------|
| ASSETS | | | | | |
| 1001 | Enterprise Bk & Tr Op 8745 | 26,486.93 | | | 26,486.93 |
| 1010 | Truist Bank:OP;2250 | 5,648.46 | | | 5,648.46 |
| 1201 | Enterprise Bk & Tr Res 8753 | | 106,611.91 | | 106,611.91 |
| 1210 | Truist Bank;RVSMMA;2269 | | 825.80 | | 825.80 |
| 1310 | Assessments Receivable | 6,701.00 | | | 6,701.00 |
| 1610 | Prepaid Insurance | 25,408.46 | | | 25,408.46 |
| | TOTAL ASSETS | 64,244.85 | 107,437.71 | .00 | 171,682.56 |
| LIABILITIES & EQUITY | | | | | |
| CURRENT LIABILITIES: | | | | | |
| 3010 | Accounts Payable | 30,178.83 | | | 30,178.83 |
| 3121 | S/A Roof Income | | | 250,000.00 | 250,000.00 |
| 3125 | Special Assessment Expenses | | | (250,000.00) | (250,000.00) |
| 3310 | Prepaid Owner Assessments | 18,786.00 | | | 18,786.00 |
| | Subtotal Current Liab. | 48,964.83 | .00 | .00 | 48,964.83 |
| RESERVES: | | | | | |
| 5010 | Deferred Maintenance | | 89,006.84 | | 89,006.84 |
| 5340 | Pool Reserve | | (6,609.60) | | (6,609.60) |
| 5400 | Roof Reserve | | 25,000.00 | | 25,000.00 |
| 5490 | Reserves Interest-Current | | 22.41 | | 22.41 |
| 5491 | Reserves Interest-Prior Years | | 18.06 | | 18.06 |
| | Subtotal Reserves | .00 | 107,437.71 | .00 | 107,437.71 |
| EQUITY: | | | | | |
| 5510 | Prior Years Fund Balance | 34,131.92 | | | 34,131.92 |
| 5511 | Prior Year Adjustment | (525.00) | | | (525.00) |
| | Current Year Net Income/(Loss) | (18,326.90) | .00 | .00 | (18,326.90) |
| | Subtotal Equity | 15,280.02 | .00 | .00 | 15,280.02 |
| | TOTAL LIABILITIES & EQUITY | 64,244.85 | 107,437.71 | .00 | 171,682.56 |

Courtyard Homes Association

Reserve Statement As of 03/31/22

| | BEGINNING OF YEAR | YTD ALLOCATION | YTD DISBURSEMENTS | AVAILABLE BALANCE |
|-------------------------------|----------------------|-------------------|----------------------|----------------------|
| RESERVES: | | | | |
| Deferred Maintenance | 95,386.84 | 0.00 | 6,380.00 | 89,006.84 |
| Pool Reserve | 0.00 | 0.00 | 6,609.60 | (6,609.60) |
| Roof Reserve | (25,000.00) | 525,000.00 | 475,000.00 | 25,000.00 |
| Reserves Interest-Current | 0.00 | 22.41 | 0.00 | 22.41 |
| Reserves Interest-Prior Years | 18.06 | 0.00 | 0.00 | 18.06 |
| Subtotal Reserves | 70,404.90 | 525,022.41 | 487,989.60 | 107,437.71 |
| TOTAL RESERVES | 70,404.90 | 525,022.41 | 487,989.60 | 107,437.71 |

Courtyard Homes Association

Income/Expense Statement

Period: 03/01/22 to 03/31/22

| 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 | 165,600.00 | 165,405.51 | 194.49 | 661,622.00 |
| 06340 | Late Fee Income | 15.00 | .00 | 15.00 | 30.00 | .00 | 30.00 | .00 |
| 06910 | Interest Income | .05 | .00 | .05 | .14 | .00 | .14 | .00 |
| 06920 | Application Fees/Misc Income | .00 | .00 | .00 | 300.00 | .00 | 300.00 | .00 |
| | Subtotal Income | 55,215.05 | 55,135.17 | 79.88 | 165,930.14 | 165,405.51 | 524.63 | 661,622.00 |
| EXPENSES | | | | | | | | |
| Administrative | | | | | | | | |
| 07020 | Annual Filing/Dues | .00 | 66.67 | 66.67 | .00 | 200.01 | 200.01 | 800.00 |
| 07100 | Insurance | 32,432.82 | 22,400.00 | (10,032.82) | 81,844.86 | 67,200.00 | (14,644.86) | 268,800.00 |
| 07140 | Prof. Fees - Audit | .00 | 333.33 | 333.33 | .00 | 999.99 | 999.99 | 4,000.00 |
| 07150 | Prof. Fees - Legal | .00 | 83.33 | 83.33 | .00 | 249.99 | 249.99 | 1,000.00 |
| 07200 | Management Fees | 1,260.00 | 1,400.00 | 140.00 | 4,060.00 | 4,200.00 | 140.00 | 16,800.00 |
| 07250 | Office: Svc/Supplies/Misc | 156.13 | 208.33 | 52.20 | 367.83 | 624.99 | 257.16 | 2,500.00 |
| 07280 | Social/Comm Affairs/Bereaveme | .00 | 25.00 | 25.00 | .00 | 75.00 | 75.00 | 300.00 |
| 07420 | Communications: Website | 150.00 | 150.00 | .00 | 450.00 | 450.00 | .00 | 1,800.00 |
| | Administrative | 33,998.95 | 24,666.66 | (9,332.29) | 86,722.69 | 73,999.98 | (12,722.71) | 296,000.00 |
| Grounds | | | | | | | | |
| 07520 | Irrigation: Maintenance/Repai | 240.36 | 208.33 | (32.03) | 394.63 | 624.99 | 230.36 | 2,500.00 |
| 07600 | Landscape Contract | 3,716.00 | 4,600.00 | 884.00 | 12,916.00 | 13,800.00 | 884.00 | 55,200.00 |
| 07610 | Landscape: Mulch | 262.00 | 300.00 | 38.00 | 4,451.50 | 900.00 | (3,551.50) | 3,600.00 |
| 07620 | Landscape: Bulbs- Lt Rep | .00 | 83.33 | 83.33 | .00 | 249.99 | 249.99 | 1,000.00 |
| 07650 | Landscape: Repairs and Mainte | 2,420.00 | 833.33 | (1,586.67) | 3,641.91 | 2,499.99 | (1,141.92) | 10,000.00 |
| | Grounds | 6,638.36 | 6,024.99 | (613.37) | 21,404.04 | 18,074.97 | (3,329.07) | 72,300.00 |
| Maintenance | | | | | | | | |
| 08002 | Backflow testing | .00 | 166.67 | 166.67 | .00 | 500.01 | 500.01 | 2,000.00 |
| 08010 | Building: Maint/Repairs | .00 | 41.67 | 41.67 | .00 | 125.01 | 125.01 | 500.00 |
| 08220 | Pest Control: Int/Ext | 1,174.95 | 262.08 | (912.87) | 5,234.26 | 786.24 | (4,448.02) | 3,145.00 |
| 08280 | Termite Control | 733.32 | 500.00 | (233.32) | 2,200.00 | 1,500.00 | (700.00) | 6,000.00 |
| | Maintenance | 1,908.27 | 970.42 | (937.85) | 7,434.26 | 2,911.26 | (4,523.00) | 11,645.00 |

Courtyard Homes Association

Income/Expense Statement
Period: 03/01/22 to 03/31/22

| 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 | 540.00 | 810.00 | 270.00 | 3,240.00 |
| 08420 | Pool/Deck: Repair/Svc | (6,491.75) | 208.33 | 6,700.08 | .00 | 624.99 | 624.99 | 2,500.00 |
| 08430 | Pool: Janitorial | 180.00 | 180.00 | .00 | 515.00 | 540.00 | 25.00 | 2,160.00 |
| | Pool & Recreation | (6,041.75) | 658.33 | 6,700.08 | 1,055.00 | 1,974.99 | 919.99 | 7,900.00 |
| Utilities | | | | | | | | |
| 08620 | Electric Usage | 1,344.47 | 1,012.83 | (331.64) | 994.71 | 3,038.49 | 2,043.78 | 12,154.00 |
| 08660 | Cable Television Fee | 6,572.86 | 6,397.00 | (175.86) | 19,718.38 | 19,191.00 | (527.38) | 76,764.00 |
| 08700 | Water/Sewer/Trash | 6,011.77 | 5,604.92 | (406.85) | 17,527.96 | 16,814.76 | (713.20) | 67,259.00 |
| | Utilities | 13,929.10 | 13,014.75 | (914.35) | 38,241.05 | 39,044.25 | 803.20 | 156,177.00 |
| Other | | | | | | | | |
| 09730 | Contribution-Perico Bay Maste | 9,800.00 | 9,800.00 | .00 | 29,400.00 | 29,400.00 | .00 | 117,600.00 |
| | Other | 9,800.00 | 9,800.00 | .00 | 29,400.00 | 29,400.00 | .00 | 117,600.00 |
| | TOTAL EXPENSES | 60,232.93 | 55,135.15 | (5,097.78) | 184,257.04 | 165,405.45 | (18,851.59) | 661,622.00 |
| | Current Year Net Income/(loss) | (5,017.88) | .02 | (5,017.90) | (18,326.90) | .06 | (18,326.96) | .00 |
| | | ===== | | | | | | |