

Courtyard Homes Association, Inc.

Financial Statements

For the Month and
Six
Month Period
Ended
June 30, 2022

(Unaudited)

Courtyard Homes Association

Balance Sheet
As of 06/30/22

| Account | Description | Operating | Reserves | Other | Totals |
|---------------------------------|---------------------------------------|-------------|------------|--------------|--------------|
| ASSETS | | | | | |
| 1001 | Enterprise Bk & Tr Op 8745 | 15,361.69 | | | 15,361.69 |
| 1010 | Truist Bank:OP;2250 | 8,908.65 | | | 8,908.65 |
| 1201 | Enterprise Bk & Tr Res 8753 | | 86,656.34 | | 86,656.34 |
| 1210 | Truist Bank;RVSMMA;2269 | | 325.81 | | 325.81 |
| 1280 | Interfund Transfer | (20,000.00) | | | (20,000.00) |
| 1290 | Interfund Transfer | | 20,000.00 | | 20,000.00 |
| 1310 | Assessments Receivable | 14,592.50 | | | 14,592.50 |
| 1610 | Prepaid Insurance | (6,165.08) | | | (6,165.08) |
| | TOTAL ASSETS | 12,697.76 | 106,982.15 | .00 | 119,679.91 |
| LIABILITIES & EQUITY | | | | | |
| CURRENT LIABILITIES: | | | | | |
| 3010 | Accounts Payable | 1,508.39 | | | 1,508.39 |
| 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 | 12,546.50 | | | 12,546.50 |
| 3400 | Deferred Expenses | 4,250.00 | | | 4,250.00 |
| | Subtotal Current Liab. | 18,304.89 | .00 | .00 | 18,304.89 |
| RESERVES: | | | | | |
| 5010 | Deferred Maintenance | | 88,506.84 | | 88,506.84 |
| 5340 | Pool Reserve | | (6,609.60) | | (6,609.60) |
| 5400 | Roof Reserve | | 25,000.00 | | 25,000.00 |
| 5490 | Reserves Interest-Current | | 66.85 | | 66.85 |
| 5491 | Reserves Interest-Prior Years | | 18.06 | | 18.06 |
| | Subtotal Reserves | .00 | 106,982.15 | .00 | 106,982.15 |
| 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) | (39,214.05) | .00 | .00 | (39,214.05) |
| | Subtotal Equity | (5,607.13) | .00 | .00 | (5,607.13) |
| | TOTAL LIABILITIES & EQUITY | 12,697.76 | 106,982.15 | .00 | 119,679.91 |

Courtyard Homes Association

Reserve Statement As of 06/30/22

| | BEGINNING OF YEAR | YTD ALLOCATION | YTD DISBURSEMENTS | AVAILABLE BALANCE |
|-------------------------------|----------------------|-------------------|----------------------|----------------------|
| RESERVES: | | | | |
| Deferred Maintenance | 95,386.84 | 0.00 | 6,880.00 | 88,506.84 |
| 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 | 66.85 | 0.00 | 66.85 |
| Reserves Interest-Prior Years | 18.06 | 0.00 | 0.00 | 18.06 |
| Subtotal Reserves | <u>70,404.90</u> | <u>525,066.85</u> | <u>488,489.60</u> | <u>106,982.15</u> |
| TOTAL RESERVES | <u>70,404.90</u> | <u>525,066.85</u> | <u>488,489.60</u> | <u>106,982.15</u> |
| | ===== | ===== | ===== | ===== |

Courtyard Homes Association

Income/Expense Statement
Period: 06/01/22 to 06/30/22

| 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 | 331,200.00 | 330,811.02 | 388.98 | 661,622.00 |
| 06340 | Late Fee Income | .00 | .00 | .00 | 30.00 | .00 | 30.00 | .00 |
| 06910 | Interest Income | .07 | .00 | .07 | .33 | .00 | .33 | .00 |
| 06920 | Application Fees/Misc Income | 100.00 | .00 | 100.00 | 400.00 | .00 | 400.00 | .00 |
| | Subtotal Income | 55,300.07 | 55,135.17 | 164.90 | 331,630.33 | 330,811.02 | 819.31 | 661,622.00 |
| EXPENSES | | | | | | | | |
| Administrative | | | | | | | | |
| 07020 | Annual Filing/Dues | .00 | 66.67 | 66.67 | .00 | 400.02 | 400.02 | 800.00 |
| 07100 | Insurance | 32,873.34 | 22,400.00 | (10,473.34) | 173,004.00 | 134,400.00 | (38,604.00) | 268,800.00 |
| 07140 | Prof. Fees - Audit | .00 | 333.33 | 333.33 | .00 | 1,999.98 | 1,999.98 | 4,000.00 |
| 07150 | Prof. Fees - Legal | .00 | 83.33 | 83.33 | .00 | 499.98 | 499.98 | 1,000.00 |
| 07200 | Management Fees | 1,400.00 | 1,400.00 | .00 | 8,260.00 | 8,400.00 | 140.00 | 16,800.00 |
| 07250 | Office: Svc/Supplies/Misc | 64.45 | 208.33 | 143.88 | 578.38 | 1,249.98 | 671.60 | 2,500.00 |
| 07280 | Social/Comm Affairs/Bereaveme | .00 | 25.00 | 25.00 | .00 | 150.00 | 150.00 | 300.00 |
| 07420 | Communications: Website | 150.00 | 150.00 | .00 | 900.00 | 900.00 | .00 | 1,800.00 |
| | Administrative | 34,487.79 | 24,666.66 | (9,821.13) | 182,742.38 | 147,999.96 | (34,742.42) | 296,000.00 |
| Grounds | | | | | | | | |
| 07520 | Irrigation: Maintenance/Repai | 489.98 | 208.33 | (281.65) | 1,160.95 | 1,249.98 | 89.03 | 2,500.00 |
| 07600 | Landscape Contract | 4,188.00 | 4,600.00 | 412.00 | 25,480.00 | 27,600.00 | 2,120.00 | 55,200.00 |
| 07610 | Landscape: Mulch | .00 | 300.00 | 300.00 | 4,451.50 | 1,800.00 | (2,651.50) | 3,600.00 |
| 07620 | Landscape: Bulbs- Lt Rep | .00 | 83.33 | 83.33 | .00 | 499.98 | 499.98 | 1,000.00 |
| 07650 | Landscape: Repairs and Mainte | 695.00 | 833.33 | 138.33 | 5,499.91 | 4,999.98 | (499.93) | 10,000.00 |
| | Grounds | 5,372.98 | 6,024.99 | 652.01 | 36,592.36 | 36,149.94 | (442.42) | 72,300.00 |
| Maintenance | | | | | | | | |
| 08002 | Backflow testing | .00 | 166.67 | 166.67 | .00 | 1,000.02 | 1,000.02 | 2,000.00 |
| 08010 | Building: Maint/Repairs | (21.04) | 41.67 | 62.71 | 1,236.34 | 250.02 | (986.32) | 500.00 |
| 08220 | Pest Control: Int/Ext | 285.00 | 262.08 | (22.92) | 6,953.57 | 1,572.48 | (5,381.09) | 3,145.00 |
| 08280 | Termite Control | .00 | 500.00 | 500.00 | 2,200.00 | 3,000.00 | 800.00 | 6,000.00 |
| | Maintenance | 263.96 | 970.42 | 706.46 | 10,389.91 | 5,822.52 | (4,567.39) | 11,645.00 |

Courtyard Homes Association

Income/Expense Statement
 Period: 06/01/22 to 06/30/22

| 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 | 1,350.00 | 1,620.00 | 270.00 | 3,240.00 |
| 08420 | Pool/Deck: Repair/Svc | .00 | 208.33 | 208.33 | 276.80 | 1,249.98 | 973.18 | 2,500.00 |
| 08430 | Pool: Janitorial | 180.00 | 180.00 | .00 | 1,055.00 | 1,080.00 | 25.00 | 2,160.00 |
| | Pool & Recreation | 450.00 | 658.33 | 208.33 | 2,681.80 | 3,949.98 | 1,268.18 | 7,900.00 |
| Utilities | | | | | | | | |
| 08620 | Electric Usage | 937.46 | 1,012.83 | 75.37 | 4,334.36 | 6,076.98 | 1,742.62 | 12,154.00 |
| 08660 | Cable Television Fee | 6,657.00 | 6,397.00 | (260.00) | 39,613.36 | 38,382.00 | (1,231.36) | 76,764.00 |
| 08700 | Water/Sewer/Trash | 5,129.97 | 5,604.92 | 474.95 | 35,690.21 | 33,629.52 | (2,060.69) | 67,259.00 |
| | Utilities | 12,724.43 | 13,014.75 | 290.32 | 79,637.93 | 78,088.50 | (1,549.43) | 156,177.00 |
| Other | | | | | | | | |
| 09730 | Contribution-Perico Bay Maste | 9,800.00 | 9,800.00 | .00 | 58,800.00 | 58,800.00 | .00 | 117,600.00 |
| | Other | 9,800.00 | 9,800.00 | .00 | 58,800.00 | 58,800.00 | .00 | 117,600.00 |
| | TOTAL EXPENSES | 63,099.16 | 55,135.15 | (7,964.01) | 370,844.38 | 330,810.90 | (40,033.48) | 661,622.00 |
| | Current Year Net Income/(loss) | (7,799.09) | .02 | (7,799.11) | (39,214.05) | .12 | (39,214.17) | .00 |
| | | ===== | | | | | | |