

# **Courtyard Homes Association, Inc.**

## **Financial Statements**

For the Month and  
Ninth  
Month Period  
Ended  
September 30, 2022

(Unaudited)

# Courtyard Homes Association

## Balance Sheet As of 09/30/22

Account	Description	Operating	Reserves	Other	Totals
<b>ASSETS</b>					
1001	Enterprise Bk & Tr Op 8745	48,976.87			48,976.87
1010	Truist Bank:OP;2250	10,564.90			10,564.90
1201	Enterprise Bk & Tr Res 8753		17,594.53		17,594.53
1210	Truist Bank;RVSMMMA;2269		325.81		325.81
1280	Interfund Transfer	(89,000.00)			(89,000.00)
1290	Interfund Transfer		89,000.00		89,000.00
1310	Assessments Receivable	5,415.19			5,415.19
1610	Prepaid Insurance	(7,994.60)			(7,994.60)
1620	Prepaid Expenses	270.00			270.00
	<b>TOTAL ASSETS</b>	(31,767.64)	106,920.34	.00	75,152.70
<b>LIABILITIES &amp; EQUITY</b>					
<b>CURRENT LIABILITIES:</b>					
3010	Accounts Payable	1,703.40			1,703.40
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	8,868.00			8,868.00
3400	Deferred Expenses	12,471.00			12,471.00
	<b>Subtotal Current Liab.</b>	23,042.40	.00	.00	23,042.40
<b>RESERVES:</b>					
5010	Deferred Maintenance		88,506.84		88,506.84
5340	Pool Reserve		(6,609.60)		(6,609.60)
5400	Roof Reserve		24,900.00		24,900.00
5490	Reserves Interest-Current		105.04		105.04
5491	Reserves Interest-Prior Years		18.06		18.06
	<b>Subtotal Reserves</b>	.00	106,920.34	.00	106,920.34
<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)	(88,416.96)	.00	.00	(88,416.96)
	<b>Subtotal Equity</b>	(54,810.04)	.00	.00	(54,810.04)
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	(31,767.64)	106,920.34	.00	75,152.70

# Courtyard Homes Association

## Reserve Statement As of 09/30/22

	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	475,100.00	24,900.00
Reserves Interest-Current	0.00	105.04	0.00	105.04
Reserves Interest-Prior Years	18.06	0.00	0.00	18.06
Subtotal Reserves	70,404.90	525,105.04	488,589.60	106,920.34
TOTAL RESERVES	70,404.90	525,105.04	488,589.60	106,920.34
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# Courtyard Homes Association

Income/Expense Statement  
Period: 09/01/22 to 09/30/22

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>INCOME:</b>								
06200	Assessment Fees	55,200.00	55,135.17	64.83	496,800.00	496,216.53	583.47	661,622.00
06340	Late Fee Income	.00	.00	.00	461.47	.00	461.47	.00
06910	Interest Income	.09	.00	.09	.58	.00	.58	.00
06920	Application Fees/Misc Income	.00	.00	.00	550.00	.00	550.00	.00
	<b>Subtotal Income</b>	<b>55,200.09</b>	<b>55,135.17</b>	<b>64.92</b>	<b>497,812.05</b>	<b>496,216.53</b>	<b>1,595.52</b>	<b>661,622.00</b>
<b>EXPENSES</b>								
<b>Administrative</b>								
07020	Annual Filing/Dues	.00	66.67	66.67	61.25	600.03	538.78	800.00
07100	Insurance	32,873.34	22,400.00	(10,473.34)	271,624.02	201,600.00	(70,024.02)	268,800.00
07140	Prof. Fees - Audit	.00	333.33	333.33	375.00	2,999.97	2,624.97	4,000.00
07150	Prof. Fees - Legal	.00	83.33	83.33	.00	749.97	749.97	1,000.00
07200	Management Fees	1,400.00	1,400.00	.00	12,550.00	12,600.00	50.00	16,800.00
07250	Office: Svc/Supplies/Misc	149.85	208.33	58.48	1,046.75	1,874.97	828.22	2,500.00
07280	Social/Comm Affairs/Bereaveme	.00	25.00	25.00	.00	225.00	225.00	300.00
07420	Communications: Website	150.00	150.00	.00	1,350.00	1,350.00	.00	1,800.00
	<b>Administrative</b>	<b>34,573.19</b>	<b>24,666.66</b>	<b>(9,906.53)</b>	<b>287,007.02</b>	<b>221,999.94</b>	<b>(65,007.08)</b>	<b>296,000.00</b>
<b>Grounds</b>								
07520	Irrigation: Maintenance/Repai	.00	208.33	208.33	1,349.95	1,874.97	525.02	2,500.00
07600	Landscape Contract	4,157.00	4,600.00	443.00	37,982.00	41,400.00	3,418.00	55,200.00
07610	Landscape: Mulch	.00	300.00	300.00	4,451.50	2,700.00	(1,751.50)	3,600.00
07620	Landscape: Bulbs- Lt Rep	.00	83.33	83.33	.00	749.97	749.97	1,000.00
07650	Landscape: Repairs and Mainte	.00	833.33	833.33	12,549.91	7,499.97	(5,049.94)	10,000.00
	<b>Grounds</b>	<b>4,157.00</b>	<b>6,024.99</b>	<b>1,867.99</b>	<b>56,333.36</b>	<b>54,224.91</b>	<b>(2,108.45)</b>	<b>72,300.00</b>
<b>Maintenance</b>								
08002	Backflow testing	.00	166.67	166.67	.00	1,500.03	1,500.03	2,000.00
08010	Building: Maint/Repairs	.00	41.67	41.67	3,668.55	375.03	(3,293.52)	500.00
08220	Pest Control: Int/Ext	1,095.34	262.08	(833.26)	9,703.22	2,358.72	(7,344.50)	3,145.00
08280	Termite Control	.00	500.00	500.00	19,800.00	4,500.00	(15,300.00)	6,000.00
	<b>Maintenance</b>	<b>1,095.34</b>	<b>970.42</b>	<b>(124.92)</b>	<b>33,171.77</b>	<b>8,733.78</b>	<b>(24,437.99)</b>	<b>11,645.00</b>

# Courtyard Homes Association

## Income/Expense Statement

Period: 09/01/22 to 09/30/22

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
Pool & Recreation								
08400	Pool Maint. Contract	270.00	270.00	.00	2,160.00	2,430.00	270.00	3,240.00
08420	Pool/Deck: Repair/Svc	.00	208.33	208.33	555.63	1,874.97	1,319.34	2,500.00
08430	Pool: Janitorial	180.00	180.00	.00	1,595.00	1,620.00	25.00	2,160.00
	Pool & Recreation	450.00	658.33	208.33	4,310.63	5,924.97	1,614.34	7,900.00
Utilities								
08620	Electric Usage	920.73	1,012.83	92.10	6,879.15	9,115.47	2,236.32	12,154.00
08660	Cable Television Fee	6,657.00	6,397.00	(260.00)	59,584.36	57,573.00	(2,011.36)	76,764.00
08700	Water/Sewer/Trash	4,962.89	5,604.92	642.03	50,742.72	50,444.28	(298.44)	67,259.00
	Utilities	12,540.62	13,014.75	474.13	117,206.23	117,132.75	(73.48)	156,177.00
Other								
09730	Contribution-Perico Bay Maste	9,800.00	9,800.00	.00	88,200.00	88,200.00	.00	117,600.00
	Other	9,800.00	9,800.00	.00	88,200.00	88,200.00	.00	117,600.00
	<b>TOTAL EXPENSES</b>	62,616.15	55,135.15	(7,481.00)	586,229.01	496,216.35	(90,012.66)	661,622.00
	<b>Current Year Net Income/(loss)</b>	(7,416.06)	.02	(7,416.08)	(88,416.96)	.18	(88,417.14)	.00
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