

**Courtyard Homes
Association, Inc.**

Financial Statements

For the Month and
Ten
Month Period
Ended
October 31, 2022

(Unaudited)

Courtyard Homes Association

Balance Sheet As of 10/31/22

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1001	Enterprise Bk & Tr Op 8745	51,872.99			51,872.99
1010	Truist Bank:OP;2250	10,564.99			10,564.99
1201	Enterprise Bk & Tr Res 8753		17,599.76		17,599.76
1210	Truist Bank;RVSMMA;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	1,373.41			1,373.41
1610	Prepaid Insurance	(2,472.70)			(2,472.70)
1620	Prepaid Expenses	5,391.54			5,391.54
	TOTAL ASSETS	(22,269.77)	106,925.57	.00	84,655.80
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LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
3010	Accounts Payable	7,050.84			7,050.84
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	9,967.00			9,967.00
3400	Deferred Expenses	17,022.00			17,022.00
	Subtotal Current Liab.	34,039.84	.00	.00	34,039.84
RESERVES:					
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		110.36		110.36
5491	Reserves Interest-Prior Years		18.06		18.06
	Subtotal Reserves	.00	106,925.66	.00	106,925.66
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)	(89,916.62)	.00	.00	(89,916.62)
	Subtotal Equity	(56,309.70)	.00	.00	(56,309.70)
	TOTAL LIABILITIES & EQUITY	(22,269.86)	106,925.66	.00	84,655.80

Courtyard Homes Association

Reserve Statement

As of 10/31/22

	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	110.36	0.00	110.36
Reserves Interest-Prior Years	18.06	0.00	0.00	18.06
Subtotal Reserves	70,404.90	525,110.36	488,589.60	106,925.66
TOTAL RESERVES	70,404.90	525,110.36	488,589.60	106,925.66
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Courtyard Homes Association

Income/Expense Statement

Period: 10/01/22 to 10/31/22

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	552,000.00	551,351.70	648.30	661,622.00
06340	Late Fee Income	.00	.00	.00	461.47	.00	461.47	.00
06910	Interest Income	.00	.00	.00	.58	.00	.58	.00
06920	Application Fees/Misc Income	250.00	.00	250.00	800.00	.00	800.00	.00
	Subtotal Income	55,450.00	55,135.17	314.83	553,262.05	551,351.70	1,910.35	661,622.00
EXPENSES								
Administrative								
07020	Annual Filing/Dues	.00	66.67	66.67	61.25	666.70	605.45	800.00
07100	Insurance	26,741.60	22,400.00	(4,341.60)	298,365.62	224,000.00	(74,365.62)	268,800.00
07140	Prof. Fees - Audit	.00	333.33	333.33	375.00	3,333.30	2,958.30	4,000.00
07150	Prof. Fees - Legal	.00	83.33	83.33	.00	833.30	833.30	1,000.00
07200	Management Fees	1,400.00	1,400.00	.00	13,950.00	14,000.00	50.00	16,800.00
07250	Office: Svc/Supplies/Misc	492.45	208.33	(284.12)	1,539.20	2,083.30	544.10	2,500.00
07280	Social/Comm Affairs/Bereaveme	.00	25.00	25.00	.00	250.00	250.00	300.00
07420	Communications: Website	.00	150.00	150.00	1,350.00	1,500.00	150.00	1,800.00
	Administrative	28,634.05	24,666.66	(3,967.39)	315,641.07	246,666.60	(68,974.47)	296,000.00
Grounds								
07520	Irrigation: Maintenance/Repai	.00	208.33	208.33	1,349.95	2,083.30	733.35	2,500.00
07600	Landscape Contract	4,551.00	4,600.00	49.00	42,533.00	46,000.00	3,467.00	55,200.00
07610	Landscape: Mulch	.00	300.00	300.00	4,451.50	3,000.00	(1,451.50)	3,600.00
07620	Landscape: Bulbs- Lt Rep	.00	83.33	83.33	.00	833.30	833.30	1,000.00
07650	Landscape: Repairs and Mainte	.00	833.33	833.33	12,549.91	8,333.30	(4,216.61)	10,000.00
	Grounds	4,551.00	6,024.99	1,473.99	60,884.36	60,249.90	(634.46)	72,300.00
Maintenance								
08002	Backflow testing	.00	166.67	166.67	.00	1,666.70	1,666.70	2,000.00
08010	Building: Maint/Repairs	.00	41.67	41.67	3,668.55	416.70	(3,251.85)	500.00
08220	Pest Control: Int/Ext	1,084.31	262.08	(822.23)	10,787.53	2,620.80	(8,166.73)	3,145.00
08280	Termite Control	.00	500.00	500.00	19,800.00	5,000.00	(14,800.00)	6,000.00
	Maintenance	1,084.31	970.42	(113.89)	34,256.08	9,704.20	(24,551.88)	11,645.00

Courtyard Homes Association

Income/Expense Statement
 Period: 10/01/22 to 10/31/22

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	2,430.00	2,700.00	270.00	3,240.00
08420	Pool/Deck: Repair/Svc	.00	208.33	208.33	555.63	2,083.30	1,527.67	2,500.00
08430	Pool: Janitorial	.00	180.00	180.00	1,595.00	1,800.00	205.00	2,160.00
	Pool & Recreation	270.00	658.33	388.33	4,580.63	6,583.30	2,002.67	7,900.00
Utilities								
08620	Electric Usage	1,103.82	1,012.83	(90.99)	7,982.97	10,128.30	2,145.33	12,154.00
08660	Cable Television Fee	6,657.00	6,397.00	(260.00)	66,241.36	63,970.00	(2,271.36)	76,764.00
08700	Water/Sewer/Trash	4,774.48	5,604.92	830.44	55,517.20	56,049.20	532.00	67,259.00
	Utilities	12,535.30	13,014.75	479.45	129,741.53	130,147.50	405.97	156,177.00
Other								
09730	Contribution-Perico Bay Maste	9,800.00	9,800.00	.00	98,000.00	98,000.00	.00	117,600.00
09750	Hurricane Ian	75.00	.00	(75.00)	75.00	.00	(75.00)	.00
	Other	9,875.00	9,800.00	(75.00)	98,075.00	98,000.00	(75.00)	117,600.00
	TOTAL EXPENSES	56,949.66	55,135.15	(1,814.51)	643,178.67	551,351.50	(91,827.17)	661,622.00
	Current Year Net Income/(loss)	(1,499.66)	.02	(1,499.68)	(89,916.62)	.20	(89,916.82)	.00
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