

**Courtyard Homes  
Association, Inc.**

**Financial Statements**

For the Month and  
Eleven  
Month Period  
Ended  
November 30, 2022

(Unaudited)

# Courtyard Homes Association

## Balance Sheet As of 11/30/22

Account	Description	Operating	Reserves	Other	Totals
<b>ASSETS</b>					
1001	Enterprise Bk & Tr Op 8745	68,611.87			68,611.87
1010	Truist Bank:OP;2250	10,565.08			10,565.08
1201	Enterprise Bk & Tr Res 8753		17,604.82		17,604.82
1210	Truist Bank;RVSMMA;2269		325.81		325.81
1280	Interfund Transfer	(67,925.09)			(67,925.09)
1290	Interfund Transfer		67,925.09		67,925.09
1310	Assessments Receivable	2,949.91			2,949.91
1610	Prepaid Insurance	(2,058.92)			(2,058.92)
1620	Prepaid Expenses	270.00			270.00
	<b>TOTAL ASSETS</b>	12,412.85	85,855.72	.00	98,268.57
<b>LIABILITIES &amp; EQUITY</b>					
<b>CURRENT LIABILITIES:</b>					
3010	Accounts Payable	28,211.52			28,211.52
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	31,123.00			31,123.00
3400	Deferred Expenses	17,022.00			17,022.00
	<b>Subtotal Current Liab.</b>	76,356.52	.00	.00	76,356.52
<b>RESERVES:</b>					
5010	Deferred Maintenance		88,506.84		88,506.84
5340	Pool Reserve		(27,684.60)		(27,684.60)
5400	Roof Reserve		24,900.00		24,900.00
5490	Reserves Interest-Current		115.42		115.42
5491	Reserves Interest-Prior Years		18.06		18.06
	<b>Subtotal Reserves</b>	.00	85,855.72	.00	85,855.72
<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)	(97,550.59)	.00	.00	(97,550.59)
	<b>Subtotal Equity</b>	(63,943.67)	.00	.00	(63,943.67)
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	12,412.85	85,855.72	.00	98,268.57

# Courtyard Homes Association

## Reserve Statement

As of 11/30/22

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENT	AVAILABLE BALANCE
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RESERVES:

5010	Deferred Maintenance	95,386.84	0.00	6,880.00	88,506.84
5340	Pool Reserve	0.00	0.00	27,684.60	(27,684.60)
5400	Roof Reserve	(25,000.00)	275,000.00	225,100.00	24,900.00
5490	Reserves Interest-Current	0.00	115.42	0.00	115.42
5491	Reserves Interest-Prior Years	18.06	0.00	0.00	18.06
	Subtotal Reserves	<u>70,404.90</u>	<u>525,115.42</u>	<u>509,664.60</u>	<u>85,855.72</u>
	TOTAL RESERVES	<u>70,404.90</u>	<u>525,115.42</u>	<u>509,664.60</u>	<u>85,855.72</u>

# Courtyard Homes Association

Income/Expense Statement  
Period: 11/01/22 to 11/30/22

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME:</b>								
06200	Assessment Fees	55,200.00	55,135.17	64.83	607,200.00	606,486.87	713.13	661,622.00
06340	Late Fee Income	.00	.00	.00	461.47	.00	461.47	.00
06910	Interest Income	.09	.00	.09	.67	.00	.67	.00
06920	Application Fees/Misc Income	1.00	.00	1.00	801.00	.00	801.00	.00
	<b>Subtotal Income</b>	<b>55,201.09</b>	<b>55,135.17</b>	<b>65.92</b>	<b>608,463.14</b>	<b>606,486.87</b>	<b>1,976.27</b>	<b>661,622.00</b>
<b>EXPENSES</b>								
<b>Administrative</b>								
07020	Annual Filing/Dues	.00	66.67	66.67	61.25	733.37	672.12	800.00
07100	Insurance	31,849.72	22,400.00	(9,449.72)	330,215.34	246,400.00	(83,815.34)	268,800.00
07140	Prof. Fees - Audit	.00	333.33	333.33	375.00	3,666.63	3,291.63	4,000.00
07150	Prof. Fees - Legal	.00	83.33	83.33	.00	916.63	916.63	1,000.00
07200	Management Fees	1,400.00	1,400.00	.00	15,350.00	15,400.00	50.00	16,800.00
07250	Office: Svc/Supplies/Misc	291.25	208.33	(82.92)	1,830.45	2,291.63	461.18	2,500.00
07280	Social/Comm Affairs/Bereaveme	100.00	25.00	(75.00)	100.00	275.00	175.00	300.00
07420	Communications: Website	150.00	150.00	.00	1,500.00	1,650.00	150.00	1,800.00
	<b>Administrative</b>	<b>33,790.97</b>	<b>24,666.66</b>	<b>(9,124.31)</b>	<b>349,432.04</b>	<b>271,333.26</b>	<b>(78,098.78)</b>	<b>296,000.00</b>
<b>Grounds</b>								
07520	Irrigation: Maintenance/Repai	.00	208.33	208.33	1,349.95	2,291.63	941.68	2,500.00
07600	Landscape Contract	4,517.00	4,600.00	83.00	47,050.00	50,600.00	3,550.00	55,200.00
07610	Landscape: Mulch	.00	300.00	300.00	4,451.50	3,300.00	(1,151.50)	3,600.00
07620	Landscape: Bulbs- Lt Rep	.00	83.33	83.33	.00	916.63	916.63	1,000.00
07650	Landscape: Repairs and Mainte	.00	833.33	833.33	12,549.91	9,166.63	(3,383.28)	10,000.00
	<b>Grounds</b>	<b>4,517.00</b>	<b>6,024.99</b>	<b>1,507.99</b>	<b>65,401.36</b>	<b>66,274.89</b>	<b>873.53</b>	<b>72,300.00</b>
<b>Maintenance</b>								
08002	Backflow testing	.00	166.67	166.67	.00	1,833.37	1,833.37	2,000.00
08010	Building: Maint/Repairs	750.00	41.67	(708.33)	4,418.55	458.37	(3,960.18)	500.00
08220	Pest Control: Int/Ext	285.00	262.08	(22.92)	11,072.53	2,882.88	(8,189.65)	3,145.00
08280	Termite Control	.00	500.00	500.00	19,800.00	5,500.00	(14,300.00)	6,000.00
	<b>Maintenance</b>	<b>1,035.00</b>	<b>970.42</b>	<b>(64.58)</b>	<b>35,291.08</b>	<b>10,674.62</b>	<b>(24,616.46)</b>	<b>11,645.00</b>

# Courtyard Homes Association

Income/Expense Statement  
 Period: 11/01/22 to 11/30/22

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	2,700.00	2,970.00	270.00	3,240.00
08420	Pool/Deck: Repair/Svc	57.50	208.33	150.83	613.13	2,291.63	1,678.50	2,500.00
08430	Pool: Janitorial	180.00	180.00	.00	1,775.00	1,980.00	205.00	2,160.00
	Pool & Recreation	507.50	658.33	150.83	5,088.13	7,241.63	2,153.50	7,900.00
Utilities								
08620	Electric Usage	1,406.05	1,012.83	(393.22)	9,389.02	11,141.13	1,752.11	12,154.00
08660	Cable Television Fee	6,657.00	6,397.00	(260.00)	72,898.36	70,367.00	(2,531.36)	76,764.00
08700	Water/Sewer/Trash	5,121.54	5,604.92	483.38	60,638.74	61,654.12	1,015.38	67,259.00
	Utilities	13,184.59	13,014.75	(169.84)	142,926.12	143,162.25	236.13	156,177.00
Other								
09730	Contribution-Perico Bay Maste	9,800.00	9,800.00	.00	107,800.00	107,800.00	.00	117,600.00
09750	Hurricane Ian	.00	.00	.00	75.00	.00	(75.00)	.00
	Other	9,800.00	9,800.00	.00	107,875.00	107,800.00	(75.00)	117,600.00
	TOTAL EXPENSES	62,835.06	55,135.15	(7,699.91)	706,013.73	606,486.65	(99,527.08)	661,622.00
	Current Year Net Income/(loss)	(7,633.97)	.02	(7,633.99)	(97,550.59)	.22	(97,550.81)	.00