

**Courtyard Homes
Association, Inc.**

Financial Statements

For the Month and
Twelve
Month Period
Ended
December 31, 2022

(Unaudited)

Courtyard Homes Association

Balance Sheet As of 12/31/22

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1001	Enterprise Bk & Tr Op 8745	73,928.53			73,928.53
1010	Truist Bank:OP;2250	10,565.17			10,565.17
1201	Enterprise Bk & Tr Res 8753		17,613.19		17,613.19
1210	Truist Bank;RVSMMA;2269		325.81		325.81
1280	Interfund Transfer	(112,425.09)			(112,425.09)
1290	Interfund Transfer		67,925.09		67,925.09
1295	Due to/from Special Assessment			44,500.00	44,500.00
1310	Assessments Receivable	3,583.91			3,583.91
1311	S/A Receivable			5,500.00	5,500.00
1610	Prepaid Insurance	(1,647.13)			(1,647.13)
1620	Prepaid Expenses	270.00			270.00
	TOTAL ASSETS	<u>(25,724.61)</u>	<u>85,864.09</u>	<u>50,000.00</u>	<u>110,139.48</u>
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
3010	Accounts Payable	25,480.97			25,480.97
3121	S/A Roof Income			250,000.00	250,000.00
3125	Special Assessment Expenses			(250,000.00)	(250,000.00)
3130	S/A Operating Deficit - Income			50,000.00	50,000.00
3310	Prepaid Owner Assessments	16,487.00			16,487.00
3400	Deferred Expenses	3,471.00			3,471.00
	Subtotal Current Liab.	<u>45,438.97</u>	<u>.00</u>	<u>50,000.00</u>	<u>95,438.97</u>
RESERVES:					
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		123.79		123.79
5491	Reserves Interest-Prior Years		18.06		18.06
	Subtotal Reserves	<u>.00</u>	<u>85,864.09</u>	<u>.00</u>	<u>85,864.09</u>
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)	(104,770.50)	.00	.00	(104,770.50)
	Subtotal Equity	<u>(71,163.58)</u>	<u>.00</u>	<u>.00</u>	<u>(71,163.58)</u>
	TOTAL LIABILITIES & EQUITY	<u>(25,724.61)</u>	<u>85,864.09</u>	<u>50,000.00</u>	<u>110,139.48</u>

Courtyard Homes Association

Reserve Statement

As of 12/31/22

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENT	AVAILABLE BALANCE
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	123.79	0.00	123.79
5491 Reserves Interest-Prior Years	18.06	0.00	0.00	18.06
Subtotal Reserves	<u>70,404.90</u>	<u>275,123.79</u>	<u>259,664.60</u>	<u>85,864.09</u>
TOTAL RESERVES	<u>70,404.90</u>	<u>275,123.79</u>	<u>259,664.60</u>	<u>85,864.09</u>
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Courtyard Homes Association

Income/Expense Statement

Period: 12/01/22 to 12/31/22

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06200	Assessment Fees	55,200.00	55,135.13	64.87	662,400.00	661,622.00	778.00	661,622.00
06340	Late Fee Income	.00	.00	.00	461.47	.00	461.47	.00
06910	Interest Income	.09	.00	.09	.76	.00	.76	.00
06920	Application Fees/Misc Income	150.00	.00	150.00	951.00	.00	951.00	.00
	Subtotal Income	55,350.09	55,135.13	214.96	663,813.23	661,622.00	2,191.23	661,622.00
EXPENSES								
Administrative								
07020	Annual Filing/Dues	.00	66.63	66.63	61.25	800.00	738.75	800.00
07100	Insurance	31,851.71	22,400.00	(9,451.71)	362,067.05	268,800.00	(93,267.05)	268,800.00
07140	Prof. Fees - Audit	.00	333.37	333.37	375.00	4,000.00	3,625.00	4,000.00
07150	Prof. Fees - Legal	.00	83.37	83.37	.00	1,000.00	1,000.00	1,000.00
07200	Management Fees	700.00	1,400.00	700.00	16,050.00	16,800.00	750.00	16,800.00
07250	Office: Svc/Supplies/Misc	126.00	208.37	82.37	1,956.45	2,500.00	543.55	2,500.00
07280	Social/Comm Affairs/Bereaveme	73.59	25.00	(48.59)	173.59	300.00	126.41	300.00
07420	Communications: Website	300.00	150.00	(150.00)	1,800.00	1,800.00	.00	1,800.00
	Administrative	33,051.30	24,666.74	(8,384.56)	382,483.34	296,000.00	(86,483.34)	296,000.00
Grounds								
07520	Irrigation: Maintenance/Repai	.00	208.37	208.37	1,349.95	2,500.00	1,150.05	2,500.00
07600	Landscape Contract	4,517.00	4,600.00	83.00	51,567.00	55,200.00	3,633.00	55,200.00
07610	Landscape: Mulch	.00	300.00	300.00	4,451.50	3,600.00	(851.50)	3,600.00
07620	Landscape: Bulbs- Lt Rep	.00	83.37	83.37	.00	1,000.00	1,000.00	1,000.00
07650	Landscape: Repairs and Mainte	(911.00)	833.37	1,744.37	11,638.91	10,000.00	(1,638.91)	10,000.00
	Grounds	3,606.00	6,025.11	2,419.11	69,007.36	72,300.00	3,292.64	72,300.00
Maintenance								
08002	Backflow testing	.00	166.63	166.63	.00	2,000.00	2,000.00	2,000.00
08010	Building: Maint/Repairs	1,000.00	41.63	(958.37)	5,418.55	500.00	(4,918.55)	500.00
08220	Pest Control: Int/Ext	1,095.34	262.12	(833.22)	12,167.87	3,145.00	(9,022.87)	3,145.00
08280	Termite Control	.00	500.00	500.00	19,800.00	6,000.00	(13,800.00)	6,000.00
	Maintenance	2,095.34	970.38	(1,124.96)	37,386.42	11,645.00	(25,741.42)	11,645.00

