

Courtyard Homes Association

Financial Statements

For the Month and
Two
Month Period
Ended
February 28, 2023

(Unaudited)

Courtyard Homes Association

Balance Sheet
As of 02/28/23

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1001	Enterprise Bk & Tr Op 8745	79,904.57			79,904.57
1010	Truist Bank:OP;2250	10,415.34			10,415.34
1201	Enterprise Bk & Tr Res 8753		17,637.40		17,637.40
1210	Truist Bank;RVSMMA;2269		325.81		325.81
1280	Interfund Transfer	(117,925.09)			(117,925.09)
1290	Interfund Transfer		67,925.09		67,925.09
1295	Due to/from Special Assessment			50,000.00	50,000.00
1310	Assessments Receivable	5,125.00			5,125.00
1610	Prepaid Insurance	(823.57)			(823.57)
1620	Prepaid Expenses	270.00			270.00
	TOTAL ASSETS	(23,033.75)	85,888.30	50,000.00	112,854.55
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
3010	Accounts Payable	5,523.16			5,523.16
3012	Comcast Income	10,000.00			10,000.00
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	26,364.60			26,364.60
	Subtotal Current Liab.	41,887.76	.00	50,000.00	91,887.76
RESERVES:					
5010	Deferred Maintenance		85,722.24		85,722.24
5490	Reserves Interest-Current		24.21		24.21
5491	Reserves Interest-Prior Years		141.85		141.85
	Subtotal Reserves	.00	85,888.30	.00	85,888.30
EQUITY:					
5510	Prior Years Fund Balance	(71,163.58)			(71,163.58)
5511	Prior Year Adjustment	4,791.00			4,791.00
	Current Year Net Income/(Loss)	1,451.07	.00	.00	1,451.07
	Subtotal Equity	(64,921.51)	.00	.00	(64,921.51)
	TOTAL LIABILITIES & EQUITY	(23,033.75)	85,888.30	50,000.00	112,854.55

Courtyard Homes Association

Reserve Statement

As of 02/28/23

	BEGINNING	YTD	AVAILABLE
	OF YEAR	NET INCR/(DECR)	BALANCE
RESERVES:			
5010 Deferred Maintenance	85,722.24	0.00	85,722.24
5490 Reserves Interest-Current	0.00	24.21	24.21
5491 Reserves Interest-Prior Years	141.85	0.00	141.85
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Subtotal Reserves	85,864.09	24.21	85,888.30
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TOTAL RESERVES	85,864.09	24.21	85,888.30
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Courtyard Homes Association

Income/Expense Statement
Period: 02/01/23 to 02/28/23

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06200	Assessment Fees	71,800.00	71,725.08	74.92	143,600.00	143,450.16	149.84	860,701.00
06910	Interest Income	.08	.00	.08	.17	.00	.17	.00
	Subtotal Income	71,800.08	71,725.08	75.00	143,600.17	143,450.16	150.01	860,701.00
EXPENSES								
Administrative								
07100	Insurance	31,851.73	34,747.08	2,895.35	63,703.44	69,494.16	5,790.72	416,965.00
07140	Prof. Fees - Audit	.00	416.67	416.67	250.00	833.34	583.34	5,000.00
07200	Management Fees	1,400.00	1,400.00	.00	2,800.00	2,800.00	.00	16,800.00
07250	Office: Svc/Supplies/Misc	754.33	208.33	(546.00)	1,146.68	416.66	(730.02)	2,500.00
07280	Social/Comm Affairs/Bereaveme	.00	25.00	25.00	.00	50.00	50.00	300.00
	Administrative	34,006.06	36,797.08	2,791.02	67,900.12	73,594.16	5,694.04	441,565.00
Grounds								
07520	Irrigation: Maintenance/Repai	129.00	208.33	79.33	129.00	416.66	287.66	2,500.00
07600	Landscape Contract	4,992.00	5,016.67	24.67	9,984.00	10,033.34	49.34	60,200.00
07610	Landscape: Mulch	.00	416.67	416.67	7,726.00	833.34	(6,892.66)	5,000.00
07650	Landscape: Repairs and Mainte	.00	875.00	875.00	7,265.00	1,750.00	(5,515.00)	10,500.00
	Grounds	5,121.00	6,516.67	1,395.67	25,104.00	13,033.34	(12,070.66)	78,200.00
Maintenance								
08010	Building: Maint/Repairs	235.40	83.33	(152.07)	235.40	166.66	(68.74)	1,000.00
08220	Pest Control: Int/Ext	.00	606.50	606.50	1,164.24	1,213.00	48.76	7,278.00
08280	Termite Control	.00	733.33	733.33	.00	1,466.66	1,466.66	8,800.00
	Maintenance	235.40	1,423.16	1,187.76	1,399.64	2,846.32	1,446.68	17,078.00

Courtyard Homes Association

Income/Expense Statement
 Period: 02/01/23 to 02/28/23

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
Pool & Recreation								
08400	Pool Maint. Contract	.00	350.00	350.00	704.74	700.00	(4.74)	4,200.00
08420	Pool/Deck: Repair/Svc	114.67	125.00	10.33	114.67	250.00	135.33	1,500.00
08430	Pool: Janitorial	.00	180.00	180.00	180.00	360.00	180.00	2,160.00
	Pool & Recreation	114.67	655.00	540.33	999.41	1,310.00	310.59	7,860.00
Utilities								
08620	Electric Usage	(1,519.89)	1,043.25	2,563.14	556.48	2,086.50	1,530.02	12,519.00
08660	Cable Television Fee	7,090.51	6,716.83	(373.68)	14,079.48	13,433.66	(645.82)	80,602.00
08700	Water/Sewer/Trash	5,217.21	5,773.08	555.87	10,509.97	11,546.16	1,036.19	69,277.00
	Utilities	10,787.83	13,533.16	2,745.33	25,145.93	27,066.32	1,920.39	162,398.00
Other								
09730	Contribution-Perico Bay Maste	10,800.00	10,800.00	.00	21,600.00	21,600.00	.00	129,600.00
09970	Transfer to Reserves	.00	2,000.00	2,000.00	.00	4,000.00	4,000.00	24,000.00
	Other	10,800.00	12,800.00	2,000.00	21,600.00	25,600.00	4,000.00	153,600.00
	TOTAL EXPENSES	61,064.96	71,725.07	10,660.11	142,149.10	143,450.14	1,301.04	860,701.00
	Current Year Net Income/(loss)	10,735.12	.01	10,735.11	1,451.07	.02	1,451.05	.00