

**Balance Sheet**Vintage Reserve Homeowners Association Inc.
End Date: 06/30/2023Date: 7/11/2023
Time: 2:38 pm
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	Operating	Reserve	Total
Assets			
Cash			
Operating Account - Enterprise Bank	\$ 11,306.34	\$ -	\$ 11,306.34
Total: Cash	\$ 11,306.34	\$ -	\$ 11,306.34
Reserves			
Reserve Account - Enterprise Bank	-	288,361.51	288,361.51
Total: Reserves	\$ -	\$ 288,361.51	\$ 288,361.51
Accounts Receivable			
Accounts Receivable	322.00	-	322.00
Total: Accounts Receivable	\$ 322.00	\$ -	\$ 322.00
Other Assets			
Opr: Due from Reserve Fund	17,892.00	-	17,892.00
Res: Due from Operating Fund	-	23,670.00	23,670.00
Total: Other Assets	\$ 17,892.00	\$ 23,670.00	\$ 41,562.00
Prepaid Insurance	2,757.00	-	2,757.00
Total: Assets	\$ 32,277.34	\$ 312,031.51	\$ 344,308.85
Liabilities & Equity			
Liabilities			
Accounts Payable	14,657.50	-	14,657.50
Opr: Due to Reserves	23,670.00	-	23,670.00
Res: Due to Operating Fund	-	17,892.00	17,892.00
Prepaid Assessments	19,959.45	-	19,959.45
Total: Liabilities	\$ 58,286.95	\$ 17,892.00	\$ 76,178.95
Equity			
Operating Fund Balance	(51,559.98)	-	(51,559.98)
Reserve Fund Balance	-	289,989.62	289,989.62
Total: Equity	\$(51,559.98)	\$ 289,989.62	\$ 238,429.64
Net Income Gain/Loss	-	4,149.89	4,149.89
Net Income Gain/Loss	25,550.37	-	25,550.37
Total: Liabilities & Equity	\$ 32,277.34	\$ 312,031.51	\$ 344,308.85



Income Statement - Operating
 Vintage Reserve Homeowners Association Inc.
 06/01/2023 to 06/30/2023

Date: 7/11/2023
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
6300-00 Homeowner Assessment	\$25,190.00	\$25,190.00	\$-	\$151,140.00	\$151,140.00	\$-	\$302,280.00
6345-00 Late, Legal & Fine Fee	10.00	-	10.00	50.00	-	50.00	-
6374-00 Amenity User Fee	95.00	125.00	(30.00)	975.00	750.00	225.00	1,500.00
Total Income	\$25,295.00	\$25,315.00	(\$20.00)	\$152,165.00	\$151,890.00	\$275.00	\$303,780.00
Total OPERATING INCOME	\$25,295.00	\$25,315.00	(\$20.00)	\$152,165.00	\$151,890.00	\$275.00	\$303,780.00
OPERATING EXPENSE							
Community Expenses							
6400-00 Water / Sewer	10,066.10	16,500.00	6,433.90	21,966.17	32,100.00	10,133.83	77,000.00
6406-00 Gas / Electric	1,349.81	2,800.00	1,450.19	3,524.58	7,800.00	4,275.42	16,500.00
6410-00 Trash Removal / Recycling	2,926.62	2,917.00	(9.62)	17,559.72	17,500.00	(59.72)	35,000.00
6412-00 Snow Removal	-	-	-	8,087.50	2,274.00	(5,813.50)	3,474.00
6420-00 Landscape Contract & Maintenance	8,665.32	7,250.00	(1,415.32)	38,806.53	34,500.00	(4,306.53)	72,000.00
6421-00 Pond Maintenance	3,570.22	737.00	(2,833.22)	5,626.08	2,212.00	(3,414.08)	5,900.00
6422-00 Irrigation / Sprinkler Repair	4,122.69	2,400.00	(1,722.69)	5,746.74	7,200.00	1,453.26	15,000.00
6430-00 Clubhouse Supplies/Repairs/Maintenance	805.00	500.00	(305.00)	6,402.98	3,000.00	(3,402.98)	6,000.00
6441-00 Contract Maintenance	515.60	550.00	34.40	1,874.60	1,150.00	(724.60)	1,750.00
6470-00 Social / Recreational	-	500.00	500.00	1,443.00	1,400.00	(43.00)	4,500.00
6472-00 Recreation District Agreement	-	418.00	418.00	1,173.43	2,500.00	1,326.57	5,000.00
6490-00 Capital Improvement	-	-	-	-	1,500.00	1,500.00	3,000.00
Total Community Expenses	\$32,021.36	\$34,572.00	\$2,550.64	\$112,211.33	\$113,136.00	\$924.67	\$245,124.00
Admin Expenses							
6505-00 Professional Fee - Legal	-	1,500.00	1,500.00	1,080.00	1,500.00	420.00	3,000.00
6510-00 Professional Fee - Audit/Accounting	-	-	-	1,500.00	-	(1,500.00)	1,500.00
6515-00 Professional Fee - Management/Other	1,800.00	1,833.00	33.00	10,800.00	11,000.00	200.00	22,000.00
6520-00 Insurance Coverage	-	-	-	-	-	-	5,250.00
6530-00 General Admin	147.30	200.00	52.70	1,023.30	1,050.00	26.70	3,500.00
6590-00 Bad Debt	-	250.00	250.00	-	1,500.00	1,500.00	3,000.00
Total Admin Expenses	\$1,947.30	\$3,783.00	\$1,835.70	\$14,403.30	\$15,050.00	\$646.70	\$38,250.00
Contributions							
7500-00 Reserve Contributions	-	-	-	-	-	-	20,000.00
Total Contributions	\$-	\$-	\$-	\$-	\$-	\$0.00	\$20,000.00
Total OPERATING EXPENSE	\$33,968.66	\$38,355.00	\$4,386.34	\$126,614.63	\$128,186.00	\$1,571.37	\$303,374.00
Net Income:	(\$8,673.66)	(\$13,040.00)	\$4,366.34	\$25,550.37	\$23,704.00	\$1,846.37	\$406.00



Income Statement - Reserve

Vintage Reserve Homeowners Association Inc.
06/01/2023 to 06/30/2023

Date: 7/11/2023

Time: 2:38 pm

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
Reserve Income							
8000-02 Reserve Contribution	\$-	\$-	\$-	\$20,000.00	\$-	\$20,000.00	\$20,000.00
8150-02 Reserve Interest	378.72	-	378.72	2,041.89	-	2,041.89	-
Total Reserve Income	\$378.72	\$-	\$378.72	\$22,041.89	\$-	\$22,041.89	\$20,000.00
Total RESERVE INCOME	\$378.72	\$-	\$378.72	\$22,041.89	\$-	\$22,041.89	\$20,000.00
RESERVE EXPENSE							
Reserve Expenses							
9055-03 Reserve - Common Property	17,892.00	-	(17,892.00)	17,892.00	-	(17,892.00)	-
Total Reserve Expenses	\$17,892.00	\$-	(\$17,892.00)	\$17,892.00	\$-	(\$17,892.00)	\$-
Total RESERVE EXPENSE	\$17,892.00	\$-	(\$17,892.00)	\$17,892.00	\$-	(\$17,892.00)	\$-
Net Reserve:	(\$17,513.28)	\$0.00	(\$17,513.28)	\$4,149.89	\$0.00	\$4,149.89	\$20,000.00