

**Balance Sheet**Vintage Reserve Homeowners Association Inc.
End Date: 09/30/2023Date: 10/12/2023
Time: 10:04 am
Page: 1

	Operating	Reserve	Total
Assets			
Cash			
Operating Account - Enterprise Bank	\$ 14,573.09	\$ -	\$ 14,573.09
Total: Cash	\$ 14,573.09	\$ -	\$ 14,573.09
Reserves			
Reserve Account - Enterprise Bank	-	223,281.21	223,281.21
Total: Reserves	\$ -	\$ 223,281.21	\$ 223,281.21
Accounts Receivable			
Accounts Receivable	380.00	-	380.00
Total: Accounts Receivable	\$ 380.00	\$ -	\$ 380.00
Other Assets			
Opr: Due from Reserve Fund	(10,462.00)	-	(10,462.00)
Res: Due from Operating Fund	-	23,670.00	23,670.00
Total: Other Assets	\$(10,462.00)	\$ 23,670.00	\$ 13,208.00
Prepaid Insurance	2,757.00	-	2,757.00
Total: Assets	\$ 7,248.09	\$ 246,951.21	\$ 254,199.30
Liabilities & Equity			
Liabilities			
Accounts Payable	20,950.94	-	20,950.94
Opr: Due to Reserves	23,670.00	-	23,670.00
Res: Due to Operating Fund	-	(10,462.00)	(10,462.00)
Prepaid Assessments	15,249.45	-	15,249.45
Total: Liabilities	\$ 59,870.39	\$(10,462.00)	\$ 49,408.39
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	-	(32,576.41)	(32,576.41)
Net Income Gain/Loss	(1,062.32)	-	(1,062.32)
Total: Liabilities & Equity	\$ 7,248.09	\$ 246,951.21	\$ 254,199.30



Income Statement - Operating

Vintage Reserve Homeowners Association Inc.
09/01/2023 to 09/30/2023

Date: 10/12/2023

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Page: 1

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	\$-	\$226,710.00	\$226,710.00	\$-	\$302,280.00
6345-00 Late, Legal & Fine Fee	-	-	-	50.00	-	50.00	-
6374-00 Amenity User Fee	75.00	125.00	(50.00)	1,050.00	1,125.00	(75.00)	1,500.00
Total Income	\$25,265.00	\$25,315.00	(\$50.00)	\$227,810.00	\$227,835.00	(\$25.00)	\$303,780.00
Total OPERATING INCOME	\$25,265.00	\$25,315.00	(\$50.00)	\$227,810.00	\$227,835.00	(\$25.00)	\$303,780.00
OPERATING EXPENSE							
Community Expenses							
6400-00 Water / Sewer	7,479.37	9,300.00	1,820.63	55,627.34	74,400.00	18,772.66	77,000.00
6406-00 Gas / Electric	1,196.00	1,700.00	504.00	7,895.23	12,850.00	4,954.77	16,500.00
6410-00 Trash Removal / Recycling	2,926.62	2,916.00	(10.62)	26,339.58	26,250.00	(89.58)	35,000.00
6412-00 Snow Removal	-	-	-	8,087.50	2,274.00	(5,813.50)	3,474.00
6420-00 Landscape Contract & Maintenance	6,763.17	7,250.00	486.83	59,603.54	56,250.00	(3,353.54)	72,000.00
6421-00 Pond Maintenance	4,638.18	738.00	(3,900.18)	14,167.70	4,425.00	(9,742.70)	5,900.00
6422-00 Irrigation / Sprinkler Repair	2,982.25	2,400.00	(582.25)	16,683.91	14,400.00	(2,283.91)	15,000.00
6430-00 Clubhouse Supplies/Repairs/Maintenance	690.00	500.00	(190.00)	8,655.48	4,500.00	(4,155.48)	6,000.00
6441-00 Contract Maintenance	158.40	-	(158.40)	3,088.30	1,750.00	(1,338.30)	1,750.00
6470-00 Social / Recreational	-	400.00	400.00	1,586.71	2,600.00	1,013.29	4,500.00
6472-00 Recreation District Agreement	127.75	416.00	288.25	2,629.73	3,750.00	1,120.27	5,000.00
6490-00 Capital Improvement	-	-	-	-	3,000.00	3,000.00	3,000.00
Total Community Expenses	\$26,961.74	\$25,620.00	(\$1,341.74)	\$204,365.02	\$206,449.00	\$2,083.98	\$245,124.00
Admin Expenses							
6505-00 Professional Fee - Legal	-	-	-	1,080.00	3,000.00	1,920.00	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	1,835.00	35.00	16,200.00	16,501.00	301.00	22,000.00
6520-00 Insurance Coverage	1,606.70	2,625.00	1,018.30	4,134.70	5,250.00	1,115.30	5,250.00
6530-00 General Admin	436.10	100.00	(336.10)	1,592.60	1,450.00	(142.60)	3,500.00
6590-00 Bad Debt	-	250.00	250.00	-	2,250.00	2,250.00	3,000.00
Total Admin Expenses	\$3,842.80	\$4,810.00	\$967.20	\$24,507.30	\$29,951.00	\$5,443.70	\$38,250.00
Contributions							
7500-00 Reserve Contributions	-	-	-	-	-	-	20,000.00
Total Contributions	\$-	\$-	\$-	\$-	\$-	\$0.00	\$20,000.00
Total OPERATING EXPENSE	\$30,804.54	\$30,430.00	(\$374.54)	\$228,872.32	\$236,400.00	\$7,527.68	\$303,374.00
Net Income:	(\$5,539.54)	(\$5,115.00)	(\$424.54)	(\$1,062.32)	(\$8,565.00)	\$7,502.68	\$406.00



Income Statement - Reserve

Vintage Reserve Homeowners Association Inc.
09/01/2023 to 09/30/2023

Date: 10/12/2023
Time: 10:04 am
Page: 2

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	274.94	-	274.94	3,053.58	-	3,053.58	-
Total Reserve Income	\$274.94	\$-	\$274.94	\$23,053.58	\$-	\$23,053.58	\$20,000.00
Total RESERVE INCOME	\$274.94	\$-	\$274.94	\$23,053.58	\$-	\$23,053.58	\$20,000.00
RESERVE EXPENSE							
Reserve Expenses							
9005-03 Reserve Asphalt	-	-	-	17,416.44	-	(17,416.44)	-
9050-03 Reserve Landscape	-	-	-	12,891.55	-	(12,891.55)	-
9055-03 Reserve - Common Property	7,430.00	-	(7,430.00)	25,322.00	-	(25,322.00)	-
Total Reserve Expenses	\$7,430.00	\$-	(\$7,430.00)	\$55,629.99	\$-	(\$55,629.99)	\$-
Total RESERVE EXPENSE	\$7,430.00	\$-	(\$7,430.00)	\$55,629.99	\$-	(\$55,629.99)	\$-
Net Reserve:	(\$7,155.06)	\$0.00	(\$7,155.06)	(\$32,576.41)	\$0.00	(\$32,576.41)	\$20,000.00