

**Balance Sheet**Vintage Reserve Homeowners Association Inc.  
End Date: 12/31/2023Date: 1/12/2024  
Time: 2:55 pm  
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	Operating	Reserve	Total
<b>Assets</b>			
<b>Cash</b>			
Operating Account - Enterprise Bank	\$ 27,895.39	\$ -	\$ 27,895.39
<b>Total: Cash</b>	<b>\$ 27,895.39</b>	<b>\$ -</b>	<b>\$ 27,895.39</b>
<b>Reserves</b>			
Reserve Account - Enterprise Bank	-	220,121.01	220,121.01
<b>Total: Reserves</b>	<b>\$ -</b>	<b>\$ 220,121.01</b>	<b>\$ 220,121.01</b>
<b>Accounts Receivable</b>			
Accounts Receivable	505.00	-	505.00
<b>Total: Accounts Receivable</b>	<b>\$ 505.00</b>	<b>\$ -</b>	<b>\$ 505.00</b>
<b>Other Assets</b>			
Opr: Due from Reserve Fund	(10,462.00)	-	(10,462.00)
Res: Due from Operating Fund	-	27,670.00	27,670.00
<b>Total: Other Assets</b>	<b>\$(10,462.00)</b>	<b>\$ 27,670.00</b>	<b>\$ 17,208.00</b>
Prepaid Insurance	3,193.00	-	3,193.00
<b>Total: Assets</b>	<b>\$ 21,131.39</b>	<b>\$ 247,791.01</b>	<b>\$ 268,922.40</b>
<b>Liabilities &amp; Equity</b>			
<b>Liabilities</b>			
Accounts Payable	26,258.82	-	26,258.82
Expense Accruals	135.00	-	135.00
Opr: Due to Reserves	27,670.00	-	27,670.00
Res: Due to Operating Fund	-	(10,462.00)	(10,462.00)
Prepaid Assessments	22,829.45	-	22,829.45
<b>Total: Liabilities</b>	<b>\$ 76,893.27</b>	<b>\$(10,462.00)</b>	<b>\$ 66,431.27</b>
<b>Equity</b>			
Operating Fund Balance	(52,623.98)	-	(52,623.98)
Reserve Fund Balance	-	289,989.62	289,989.62
<b>Total: Equity</b>	<b>\$(52,623.98)</b>	<b>\$ 289,989.62</b>	<b>\$ 237,365.64</b>
Net Income Gain/Loss	-	(31,736.61)	(31,736.61)
Net Income Gain/Loss	(3,137.90)	-	(3,137.90)
<b>Total: Liabilities &amp; Equity</b>	<b>\$ 21,131.39</b>	<b>\$ 247,791.01</b>	<b>\$ 268,922.40</b>



**Income Statement - Operating**  
 Vintage Reserve Homeowners Association Inc.  
 12/01/2023 to 12/31/2023

Date: 1/12/2024  
 Time: 2:55 pm  
 Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>Income</b>							
6300-00 Homeowner Assessment	\$25,190.00	\$25,190.00	\$-	\$302,280.00	\$302,280.00	\$-	\$302,280.00
6345-00 Late, Legal & Fine Fee	-	-	-	70.00	-	70.00	-
6374-00 Amenity User Fee	735.00	125.00	610.00	1,785.00	1,500.00	285.00	1,500.00
<b>Total Income</b>	<b>\$25,925.00</b>	<b>\$25,315.00</b>	<b>\$610.00</b>	<b>\$304,135.00</b>	<b>\$303,780.00</b>	<b>\$355.00</b>	<b>\$303,780.00</b>
<b>Total OPERATING INCOME</b>	<b>\$25,925.00</b>	<b>\$25,315.00</b>	<b>\$610.00</b>	<b>\$304,135.00</b>	<b>\$303,780.00</b>	<b>\$355.00</b>	<b>\$303,780.00</b>
<b>OPERATING EXPENSE</b>							
<b>Community Expenses</b>							
6400-00 Water / Sewer	872.83	425.00	(447.83)	59,272.67	77,000.00	17,727.33	77,000.00
6406-00 Gas / Electric	1,570.56	1,000.00	(570.56)	12,005.80	16,500.00	4,494.20	16,500.00
6410-00 Trash Removal / Recycling	3,073.18	2,917.00	(156.18)	35,559.12	35,000.00	(559.12)	35,000.00
6412-00 Snow Removal	-	600.00	600.00	8,455.00	3,474.00	(4,981.00)	3,474.00
6420-00 Landscape Contract & Maintenance	5,998.17	4,250.00	(1,748.17)	77,805.55	72,000.00	(5,805.55)	72,000.00
6421-00 Pond Maintenance	(530.00)	-	530.00	17,974.09	5,900.00	(12,074.09)	5,900.00
6422-00 Irrigation / Sprinkler Repair	-	-	-	17,839.41	15,000.00	(2,839.41)	15,000.00
6430-00 Clubhouse Supplies/Repairs/Maintenance	862.25	500.00	(362.25)	11,615.23	6,000.00	(5,615.23)	6,000.00
6441-00 Contract Maintenance	406.64	-	(406.64)	3,809.14	1,750.00	(2,059.14)	1,750.00
6470-00 Social / Recreational	225.00	1,400.00	1,175.00	2,600.98	4,500.00	1,899.02	4,500.00
6472-00 Recreation District Agreement	135.00	416.00	281.00	3,839.81	5,000.00	1,160.19	5,000.00
6490-00 Capital Improvement	-	-	-	-	3,000.00	3,000.00	3,000.00
6499-00 Holiday Lighting	138.00	-	(138.00)	3,438.00	-	(3,438.00)	-
<b>Total Community Expenses</b>	<b>\$12,751.63</b>	<b>\$11,508.00</b>	<b>(\$1,243.63)</b>	<b>\$254,214.80</b>	<b>\$245,124.00</b>	<b>(\$9,090.80)</b>	<b>\$245,124.00</b>
<b>Admin Expenses</b>							
6505-00 Professional Fee - Legal	-	-	-	1,200.00	3,000.00	1,800.00	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	21,600.00	22,000.00	400.00	22,000.00
6520-00 Insurance Coverage	1,253.10	-	(1,253.10)	5,387.80	5,250.00	(137.80)	5,250.00
6530-00 General Admin	1,068.70	250.00	(818.70)	3,370.30	3,500.00	129.70	3,500.00
6590-00 Bad Debt	-	250.00	250.00	-	3,000.00	3,000.00	3,000.00
<b>Total Admin Expenses</b>	<b>\$4,121.80</b>	<b>\$2,333.00</b>	<b>(\$1,788.80)</b>	<b>\$33,058.10</b>	<b>\$38,250.00</b>	<b>\$5,191.90</b>	<b>\$38,250.00</b>
<b>Contributions</b>							
7500-00 Reserve Contributions	-	-	-	20,000.00	20,000.00	-	20,000.00
<b>Total Contributions</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$20,000.00</b>	<b>\$20,000.00</b>	<b>\$0.00</b>	<b>\$20,000.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$16,873.43</b>	<b>\$13,841.00</b>	<b>(\$3,032.43)</b>	<b>\$307,272.90</b>	<b>\$303,374.00</b>	<b>(\$3,898.90)</b>	<b>\$303,374.00</b>
<b>Net Income:</b>	<b>\$9,051.57</b>	<b>\$11,474.00</b>	<b>(\$2,422.43)</b>	<b>(\$3,137.90)</b>	<b>\$406.00</b>	<b>(\$3,543.90)</b>	<b>\$406.00</b>



**Income Statement - Reserve**  
 Vintage Reserve Homeowners Association Inc.  
 12/01/2023 to 12/31/2023

Date: 1/12/2024  
 Time: 2:55 pm  
 Page: 2

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>RESERVE INCOME</b>							
<b>Reserve Income</b>							
8000-02 Reserve Contribution	\$-	\$-	\$-	\$20,000.00	\$20,000.00	\$-	\$20,000.00
8150-02 Reserve Interest	280.05	-	280.05	3,893.38	-	3,893.38	-
<b>Total Reserve Income</b>	<b>\$280.05</b>	<b>\$-</b>	<b>\$280.05</b>	<b>\$23,893.38</b>	<b>\$20,000.00</b>	<b>\$3,893.38</b>	<b>\$20,000.00</b>
<b>Total RESERVE INCOME</b>	<b>\$280.05</b>	<b>\$-</b>	<b>\$280.05</b>	<b>\$23,893.38</b>	<b>\$20,000.00</b>	<b>\$3,893.38</b>	<b>\$20,000.00</b>
<b>RESERVE EXPENSE</b>							
<b>Reserve Expenses</b>							
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	-	-	-	25,322.00	-	(25,322.00)	-
<b>Total Reserve Expenses</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$55,629.99</b>	<b>\$-</b>	<b>(\$55,629.99)</b>	<b>\$-</b>
<b>Total RESERVE EXPENSE</b>	<b>\$0.00</b>	<b>\$-</b>	<b>\$-</b>	<b>\$55,629.99</b>	<b>\$-</b>	<b>(\$55,629.99)</b>	<b>\$-</b>
<b>Net Reserve:</b>	<b>\$280.05</b>	<b>\$0.00</b>	<b>\$280.05</b>	<b>(\$31,736.61)</b>	<b>\$20,000.00</b>	<b>(\$51,736.61)</b>	<b>\$20,000.00</b>