

**Balance Sheet**Vintage Reserve Homeowners Association Inc.
End Date: 01/31/2024Date: 2/15/2024
Time: 4:47 pm
Page: 1

	Operating	Reserve	Total
Assets			
Cash			
Operating Account - Enterprise Bank	\$ 21,479.70	\$ -	\$ 21,479.70
Total: Cash	\$ 21,479.70	\$ -	\$ 21,479.70
Reserves			
Reserve Account - Enterprise Bank	-	220,400.67	220,400.67
Total: Reserves	\$ -	\$ 220,400.67	\$ 220,400.67
Accounts Receivable			
Accounts Receivable	659.65	-	659.65
Total: Accounts Receivable	\$ 659.65	\$ -	\$ 659.65
Other Assets			
Opr: Due from Reserve Fund	(10,462.00)	-	(10,462.00)
Res: Due from Operating Fund	-	27,670.00	27,670.00
Total: Other Assets	\$(10,462.00)	\$ 27,670.00	\$ 17,208.00
Prepaid Insurance	3,193.00	-	3,193.00
Total: Assets	\$ 14,870.35	\$ 248,070.67	\$ 262,941.02
Liabilities & Equity			
Liabilities			
Accounts Payable	4,592.92	-	4,592.92
Opr: Due to Reserves	27,670.00	-	27,670.00
Res: Due to Operating Fund	-	(10,462.00)	(10,462.00)
Prepaid Assessments	22,809.10	-	22,809.10
Total: Liabilities	\$ 55,072.02	\$(10,462.00)	\$ 44,610.02
Equity			
Operating Fund Balance	(55,761.88)	-	(55,761.88)
Reserve Fund Balance	-	258,253.01	258,253.01
Total: Equity	\$(55,761.88)	\$ 258,253.01	\$ 202,491.13
Net Income Gain/Loss	-	279.66	279.66
Net Income Gain/Loss	15,560.21	-	15,560.21
Total: Liabilities & Equity	\$ 14,870.35	\$ 248,070.67	\$ 262,941.02



Income Statement - Operating
 Vintage Reserve Homeowners Association Inc.
 01/01/2024 to 01/31/2024

Date: 2/15/2024
 Time: 4:47 pm
 Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
6300-00 Homeowner Assessment	\$28,625.00	\$28,625.00	\$-	\$28,625.00	\$28,625.00	\$-	\$343,500.00
6374-00 Amenity User Fee	95.00	125.00	(30.00)	95.00	125.00	(30.00)	1,500.00
Total Income	\$28,720.00	\$28,750.00	(\$30.00)	\$28,720.00	\$28,750.00	(\$30.00)	\$345,000.00
Total OPERATING INCOME	\$28,720.00	\$28,750.00	(\$30.00)	\$28,720.00	\$28,750.00	(\$30.00)	\$345,000.00
OPERATING EXPENSE							
Community Expenses							
6400-00 Water / Sewer	872.83	425.00	(447.83)	872.83	425.00	(447.83)	77,000.00
6406-00 Gas / Electric	(118.99)	1,050.00	1,168.99	(118.99)	1,050.00	1,168.99	16,500.00
6410-00 Trash Removal / Recycling	3,073.18	3,083.00	9.82	3,073.18	3,083.00	9.82	37,000.00
6412-00 Snow Removal	1,100.00	900.00	(200.00)	1,100.00	900.00	(200.00)	5,000.00
6420-00 Landscape Contract & Maintenance	5,998.17	4,850.00	(1,148.17)	5,998.17	4,850.00	(1,148.17)	75,000.00
6421-00 Pond Maintenance	-	-	-	-	-	-	8,000.00
6422-00 Irrigation / Sprinkler Repair	-	-	-	-	-	-	15,000.00
6430-00 Clubhouse	-	625.00	625.00	-	625.00	625.00	7,500.00
Supplies/Repairs/Maintenance	-	-	-	-	-	-	-
6441-00 Contract Maintenance	-	-	-	-	-	-	2,000.00
6470-00 Social / Recreational	-	-	-	-	-	-	5,000.00
6472-00 Recreation District Agreement	215.50	416.00	200.50	215.50	416.00	200.50	5,000.00
6490-00 Capital Improvement	-	-	-	-	-	-	6,000.00
Total Community Expenses	\$11,140.69	\$11,349.00	\$208.31	\$11,140.69	\$11,349.00	\$208.31	\$259,000.00
Admin Expenses							
6505-00 Professional Fee - Legal	-	-	-	-	-	-	3,000.00
6510-00 Professional Fee - Audit/Accounting	-	-	-	-	-	-	1,500.00
6515-00 Professional Fee - Management/Other	1,800.00	1,916.00	116.00	1,800.00	1,916.00	116.00	23,000.00
6520-00 Insurance Coverage	-	-	-	-	-	-	9,000.00
6530-00 General Admin	219.10	150.00	(69.10)	219.10	150.00	(69.10)	3,500.00
6590-00 Bad Debt	-	-	-	-	-	-	1,000.00
Total Admin Expenses	\$2,019.10	\$2,066.00	\$46.90	\$2,019.10	\$2,066.00	\$46.90	\$41,000.00
Contributions							
7500-00 Reserve Contributions	-	-	-	-	-	-	45,000.00
Total Contributions	\$-	\$-	\$-	\$-	\$-	\$0.00	\$45,000.00
Total OPERATING EXPENSE	\$13,159.79	\$13,415.00	\$255.21	\$13,159.79	\$13,415.00	\$255.21	\$345,000.00
Net Income:	\$15,560.21	\$15,335.00	\$225.21	\$15,560.21	\$15,335.00	\$225.21	\$0.00



Income Statement - Reserve
 Vintage Reserve Homeowners Association Inc.
 01/01/2024 to 01/31/2024

Date: 2/15/2024
 Time: 4:47 pm
 Page: 2

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
Reserve Income							
8000-02 Reserve Contribution	\$-	\$-	\$-	\$-	\$-	\$-	\$45,000.00
8150-02 Reserve Interest	279.66	-	279.66	279.66	-	279.66	-
Total Reserve Income	<u>\$279.66</u>	<u>\$-</u>	<u>\$279.66</u>	<u>\$279.66</u>	<u>\$-</u>	<u>\$279.66</u>	<u>\$45,000.00</u>
Total RESERVE INCOME	<u>\$279.66</u>	<u>\$-</u>	<u>\$279.66</u>	<u>\$279.66</u>	<u>\$-</u>	<u>\$279.66</u>	<u>\$45,000.00</u>
Net Reserve:	<u>\$279.66</u>	<u>\$0.00</u>	<u>\$279.66</u>	<u>\$279.66</u>	<u>\$0.00</u>	<u>\$279.66</u>	<u>\$45,000.00</u>