

**Balance Sheet**Vintage Reserve Homeowners Association Inc.
End Date: 03/31/2024Date: 4/12/2024
Time: 9:58 am
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	Operating	Reserve	Total
Assets			
Cash			
Operating Account - Enterprise Bank	\$ 40,092.50	\$ -	\$ 40,092.50
Total: Cash	\$ 40,092.50	\$ -	\$ 40,092.50
Reserves			
Reserve Account - Enterprise Bank	-	240,981.52	240,981.52
Total: Reserves	\$ -	\$ 240,981.52	\$ 240,981.52
Accounts Receivable			
Accounts Receivable	1,445.00	-	1,445.00
Total: Accounts Receivable	\$ 1,445.00	\$ -	\$ 1,445.00
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	\$ 34,268.50	\$ 268,651.52	\$ 302,920.02
Liabilities & Equity			
Liabilities			
Accounts Payable	5,701.77	-	5,701.77
Opr: Due to Reserves	27,670.00	-	27,670.00
Res: Due to Operating Fund	-	(10,462.00)	(10,462.00)
Prepaid Assessments	18,494.10	-	18,494.10
Total: Liabilities	\$ 51,865.87	\$(10,462.00)	\$ 41,403.87
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	-	20,860.51	20,860.51
Net Income Gain/Loss	38,164.51	-	38,164.51
Total: Liabilities & Equity	\$ 34,268.50	\$ 268,651.52	\$ 302,920.02



Income Statement - Operating
 Vintage Reserve Homeowners Association Inc.
 03/01/2024 to 03/31/2024

Date: 4/12/2024
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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	\$28,625.00	\$28,625.00	\$-	\$85,875.00	\$85,875.00	\$-	\$343,500.00
6345-00 Late, Legal & Fine Fee	40.00	-	40.00	80.00	-	80.00	-
6374-00 Amenity User Fee	210.00	125.00	85.00	455.00	375.00	80.00	1,500.00
Total Income	\$28,875.00	\$28,750.00	\$125.00	\$86,410.00	\$86,250.00	\$160.00	\$345,000.00
Total OPERATING INCOME	\$28,875.00	\$28,750.00	\$125.00	\$86,410.00	\$86,250.00	\$160.00	\$345,000.00
OPERATING EXPENSE							
Community Expenses							
6400-00 Water / Sewer	872.83	425.00	(447.83)	2,916.33	1,275.00	(1,641.33)	77,000.00
6406-00 Gas / Electric	948.26	1,000.00	51.74	2,394.47	3,000.00	605.53	16,500.00
6410-00 Trash Removal / Recycling	3,073.18	3,084.00	10.82	9,219.54	9,250.00	30.46	37,000.00
6412-00 Snow Removal	-	1,000.00	1,000.00	5,200.00	2,700.00	(2,500.00)	5,000.00
6420-00 Landscape Contract & Maintenance	5,998.17	4,850.00	(1,148.17)	17,994.51	14,550.00	(3,444.51)	75,000.00
6421-00 Pond Maintenance	-	-	-	-	-	-	8,000.00
6422-00 Irrigation / Sprinkler Repair	-	-	-	-	-	-	15,000.00
6430-00 Clubhouse Supplies/Repairs/Maintenance	159.00	625.00	466.00	1,540.70	1,875.00	334.30	7,500.00
6441-00 Contract Maintenance	135.60	-	(135.60)	275.10	-	(275.10)	2,000.00
6470-00 Social / Recreational	401.66	-	(401.66)	706.39	-	(706.39)	5,000.00
6472-00 Recreation District Agreement	80.95	416.00	335.05	492.95	1,248.00	755.05	5,000.00
6490-00 Capital Improvement	-	-	-	-	-	-	6,000.00
Total Community Expenses	\$11,669.65	\$11,400.00	(\$269.65)	\$40,739.99	\$33,898.00	(\$6,841.99)	\$259,000.00
Admin Expenses							
6505-00 Professional Fee - Legal	150.00	-	(150.00)	150.00	-	(150.00)	3,000.00
6510-00 Professional Fee - Audit/Accounting	-	-	-	-	-	-	1,500.00
6515-00 Professional Fee - Management/Other	1,800.00	1,917.00	117.00	5,400.00	5,750.00	350.00	23,000.00
6520-00 Insurance Coverage	1,253.10	-	(1,253.10)	1,253.10	-	(1,253.10)	9,000.00
6530-00 General Admin	293.70	250.00	(43.70)	702.40	550.00	(152.40)	3,500.00
6590-00 Bad Debt	-	-	-	-	-	-	1,000.00
Total Admin Expenses	\$3,496.80	\$2,167.00	(\$1,329.80)	\$7,505.50	\$6,300.00	(\$1,205.50)	\$41,000.00
Contributions							
7500-00 Reserve Contributions	-	-	-	-	-	-	45,000.00
Total Contributions	\$-	\$-	\$-	\$-	\$-	\$0.00	\$45,000.00
Total OPERATING EXPENSE	\$15,166.45	\$13,567.00	(\$1,599.45)	\$48,245.49	\$40,198.00	(\$8,047.49)	\$345,000.00
Net Income:	\$13,708.55	\$15,183.00	(\$1,474.45)	\$38,164.51	\$46,052.00	(\$7,887.49)	\$0.00



Income Statement - Reserve
 Vintage Reserve Homeowners Association Inc.
 03/01/2024 to 03/31/2024

Date: 4/12/2024
 Time: 9:58 am
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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	\$45,000.00
8150-02 Reserve Interest	305.78	-	305.78	860.51	-	860.51	-
Total Reserve Income	<u>\$305.78</u>	<u>\$-</u>	<u>\$305.78</u>	<u>\$20,860.51</u>	<u>\$-</u>	<u>\$20,860.51</u>	<u>\$45,000.00</u>
Total RESERVE INCOME	<u>\$305.78</u>	<u>\$-</u>	<u>\$305.78</u>	<u>\$20,860.51</u>	<u>\$-</u>	<u>\$20,860.51</u>	<u>\$45,000.00</u>
Net Reserve:	<u>\$305.78</u>	<u>\$0.00</u>	<u>\$305.78</u>	<u>\$20,860.51</u>	<u>\$0.00</u>	<u>\$20,860.51</u>	<u>\$45,000.00</u>