# October 2023 Financials

ResCom Mgt, LLC

Spoonbill Courtyard Homes Association

Monday, November 13, 2023

# Spoonbill Courtyard Homes Association

BALANCE SHEET

As of: 10/31/2023

## Assets

| Account # | Account Name | Total |
|---|---|---|
| 1010 | Cadence Checking | $77,719.41 |
| 1071 | Petty Cash- Joseph Murawski | $200.00 |
| 1210 | Assessments | $560.00 |
| 1017 | Cadence Reserve Account | $61,536.03 |
| 1100 | Misc Receivable | $100.00 |
| 1211 | Flood Insurance Receivable | $1,103.00 |
| 1500 | CD - Cadence | $100,000.00 |
| 1225 | 2023 Special assessment Rec. | $960.00 |
| | TOTAL ASSETS | $242,178.44 |

## Liabilities

| Account # | Account Name | Total |
|---|---|---|
| 2010 | Accounts Payable | $4,706.00 |
| 2130 | Prepaid Assessments | $8,316.93 |
| | TOTAL LIABILITIES | $13,022.93 |

## Equity

| Account # | Account Name | Total |
|---|---|---|
| 3010 | Reserves- Common Areas | $130,574.96 |
| 3011 | Reserves-Roads | $32,021.50 |
| 3510 | Prior Year Surplus | $62,796.79 |
| | Current Year Net Income/(Loss) | $3,762.26 |
| | TOTAL EQUITY | $229,155.51 |
| | TOTAL LIABILITIES AND EQUITY | $242,178.44 |

# Spoonbill Courtyard Homes Association

## INCOME STATEMENT

Start: 10/01/2023 | End: 10/31/2023

### Income

| Account | Current | | | Year to Date | | | Yearly |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Income** | | | | | | | |
| 4020 Assessment Income | 24,570.00 | 24,578.50 | (8.50) | 245,695.00 | 245,785.00 | (90.00) | 294,942.00 |
| 4041 Flood insurance Income | 1,070.00 | 0.00 | 1,070.00 | 1,070.00 | 0.00 | 1,070.00 | 0.00 |
| 4043 2023 Special assessment income | 0.00 | 0.00 | 0.00 | 20,160.00 | 0.00 | 20,160.00 | 0.00 |
| 4060 Late Charges | 25.00 | 0.00 | 25.00 | 50.00 | 0.00 | 50.00 | 0.00 |
| 4065 Collection Postage Income | 0.00 | 0.00 | 0.00 | (12.85) | 0.00 | (12.85) | 0.00 |
| 4340 Interest-Reserves 3620 | 5.66 | 0.00 | 5.66 | 99.57 | 0.00 | 99.57 | 0.00 |
| **Income Total** | **25,670.66** | **24,578.50** | **1,092.16** | **267,061.72** | **245,785.00** | **21,276.72** | **294,942.00** |
| **Total Income** | **25,670.66** | **24,578.50** | **1,092.16** | **267,061.72** | **245,785.00** | **21,276.72** | **294,942.00** |

### Expense

| Account | Current | | | Year to Date | | | Yearly |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Expenses** | | | | | | | |
| 5010 Building Maintenance | 3,050.00 | 83.33 | (2,966.67) | 3,199.52 | 833.30 | (2,366.22) | 1,000.00 |
| 6035 Grounds Repair & Maint | 0.00 | 166.67 | 166.67 | 2,467.10 | 1,666.70 | (800.40) | 2,000.00 |
| 6040 Contracted Lawn Service | 0.00 | 2,181.00 | 2,181.00 | 21,861.71 | 21,810.00 | (51.71) | 26,172.00 |
| 6060 Mulch | 0.00 | 358.33 | 358.33 | 0.00 | 3,583.30 | 3,583.30 | 4,300.00 |
| 6120 Irrigation Repair | 0.00 | 208.33 | 208.33 | 3,973.92 | 2,083.30 | (1,890.62) | 2,500.00 |
| 6160 Shrubs and Trees | 0.00 | 958.33 | 958.33 | 1,975.75 | 9,583.30 | 7,607.55 | 11,500.00 |
| 6240 Tree Trim & Removal | 475.00 | 0.00 | (475.00) | 1,299.25 | 0.00 | (1,299.25) | 0.00 |
| 7040 Contracted Pool Service | 350.00 | 244.83 | (105.17) | 3,246.63 | 2,448.30 | (798.33) | 2,938.00 |
| 7043 Pool Permit | 0.00 | 20.83 | 20.83 | 375.35 | 208.30 | (167.05) | 250.00 |
| 7050 Janitorial Service | 170.00 | 174.17 | 4.17 | 1,700.00 | 1,741.70 | 41.70 | 2,090.00 |
| 7052 Pest Control | 0.00 | 366.67 | 366.67 | 4,321.74 | 3,666.70 | (655.04) | 4,400.00 |
| 7080 Pool Equipment Repair | 0.00 | 416.67 | 416.67 | 2,593.13 | 4,166.70 | 1,573.57 | 5,000.00 |
| 7910 Electric | 766.44 | 808.25 | 41.81 | 9,570.38 | 8,082.50 | (1,487.88) | 9,699.00 |
| 7920 Water/Sewer/Trash | 2,163.91 | 2,613.92 | 450.01 | 25,402.52 | 26,139.20 | 736.68 | 31,367.00 |
| 7950 Cable Services | 2,830.35 | 2,689.75 | (140.60) | 28,224.98 | 26,897.50 | (1,327.48) | 32,277.00 |
| 8020 Management Fee | 692.17 | 692.17 | 0.00 | 6,901.33 | 6,921.70 | 20.37 | 8,306.00 |
| 8025 Office Fees | 162.65 | 158.33 | (4.32) | 1,952.26 | 1,583.30 | (368.96) | 1,900.00 |
| 8040 Postage | 0.00 | 0.00 | 0.00 | 96.69 | 0.00 | (96.69) | 0.00 |
| 8080 CPA Services | 0.00 | 16.67 | 16.67 | 0.00 | 166.70 | 166.70 | 200.00 |
| 8100 Legal Services | 0.00 | 125.00 | 125.00 | 1,022.00 | 1,250.00 | 228.00 | 1,500.00 |
| 8120 Insurance | 7,895.56 | 6,825.17 | (1,070.39) | 68,544.25 | 68,251.70 | (292.55) | 81,902.00 |
| 8230 Bank Charges | 0.00 | 0.00 | 0.00 | 31.30 | 0.00 | (31.30) | 0.00 |
| 8321 Social Committee | 0.00 | 33.33 | 33.33 | 0.00 | 333.30 | 333.30 | 400.00 |
| 8390 Annual Corporate Report | 0.00 | 5.08 | 5.08 | 61.25 | 50.80 | (10.45) | 61.00 |
| 8411 Master Fees- Perico Bay Club | 4,536.00 | 4,535.83 | (0.17) | 45,360.00 | 45,358.30 | (1.70) | 54,430.00 |
| 8500 Special Assessment Expenses | 20,160.00 | 0.00 | (20,160.00) | 20,160.00 | 0.00 | (20,160.00) | 0.00 |
| 9150 Roads | 166.67 | 166.67 | 0.00 | 1,666.70 | 1,666.70 | 0.00 | 2,000.00 |
| 9206 Common Areas Reserves | 729.17 | 729.17 | 0.00 | 7,291.70 | 7,291.70 | 0.00 | 8,750.00 |
| **Expenses Total** | **44,147.92** | **24,578.50** | **(19,569.42)** | **263,299.46** | **245,785.00** | **(17,514.46)** | **294,942.00** |
| **Total Expense** | **44,147.92** | **24,578.50** | **(19,569.42)** | **263,299.46** | **245,785.00** | **(17,514.46)** | **294,942.00** |
| **Net Income** | **(18,477.26)** | **0.00** | **(18,477.26)** | **3,762.26** | **0.00** | **3,762.26** | **0.00** |