

The Courtyard Condominium

Balance Sheet as of 7/31/2022

Assets	Operating	Reserve	Painting Fund	Working Capital Fund	Total
Operating Cash					
10006 - NCB Operating	\$74,979.73				\$74,979.73
Total Operating Cash	\$74,979.73				\$74,979.73
Reserve Cash					
10100 - NCB Reserve		\$157,275.02			\$157,275.02
Total Reserve Cash		\$157,275.02			\$157,275.02
Accounts Receivable					
12000 - Accounts Receivable	\$28,332.44				\$28,332.44
12005 - Allowance for Doubtful Accounts	(\$3,854.00)				(\$3,854.00)
12020 - Accounts Receivable - Owner Billbacks	\$0.02				\$0.02
12040 - Accounts Receivable - Other	(\$7.82)	\$299,385.51	\$24,264.87	\$20,774.68	\$344,417.24
Total Accounts Receivable	\$24,470.64	\$299,385.51	\$24,264.87	\$20,774.68	\$368,895.70
Fixed Assets					
16030 - Furniture and fixtures	\$11,527.71				\$11,527.71
16031 - Accum deprec - furniture & fixtures	(\$10,374.93)				(\$10,374.93)
Total Fixed Assets	\$1,152.78				\$1,152.78
Other Assets					
18200 - Prepaid Insurance	\$29,362.32				\$29,362.32
Total Other Assets	\$29,362.32				\$29,362.32
Total Assets	\$129,965.47	\$456,660.53	\$24,264.87	\$20,774.68	\$631,665.55

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Balance Sheet as of 7/31/2022

Liabilities / Equity	Operating	Reserve	Painting Fund	Working Capital Fund	Total
Liabilities					
21000 - Accounts Payable	\$38.39				\$38.39
22000 - Prepaid Receipts	\$18,925.40				\$18,925.40
24100 - Accrued Expenses	\$47,133.63				\$47,133.63
25000 - Returned Check Fee Payable to BRIGS	\$60.00				\$60.00
26000 - Deferred Revenue-Comcast	\$6,548.70				\$6,548.70
Total Liabilities	\$72,706.12				\$72,706.12
Equity					
30000 - Fund Balance	\$48,985.76	\$410,685.96	\$24,264.87	\$20,774.68	\$504,711.27
39999 - Net Income (Loss)	\$8,273.59	\$45,974.57			\$54,248.16
Total Equity	\$57,259.35	\$456,660.53	\$24,264.87	\$20,774.68	\$558,959.43
Total Liabilities / Equity	\$129,965.47	\$456,660.53	\$24,264.87	\$20,774.68	\$631,665.55

The Courtyard Condominium

Statement of Revenues and Expenses 7/1/2022 - 7/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Revenue							
40010 - Maintenance fee	65,728.00	65,696.83	31.17	459,980.00	459,877.81	102.19	788,362.00
40310 - Fines & Violations	250.00	-	250.00	900.00	-	900.00	-
40320 - Late Fee	200.00	83.33	116.67	1,110.00	583.31	526.69	1,000.00
40700 - Interest Income	-	4.17	(4.17)	-	29.19	(29.19)	50.00
40900 - Miscellaneous Income	-	-	-	(3,114.86)	-	(3,114.86)	-
Total Revenue	66,178.00	65,784.33	393.67	458,875.14	460,490.31	(1,615.17)	789,412.00
Total Income	66,178.00	65,784.33	393.67	458,875.14	460,490.31	(1,615.17)	789,412.00

Operating Expense

Administrative Expenses							
50120 - Returned Check Fee	-	-	-	180.00	-	(180.00)	-
50160 - Office Expense	101.67	375.00	273.33	1,847.11	2,625.00	777.89	4,500.00
50170 - Other Administrative/Operating Expense	-	125.00	125.00	200.00	875.00	675.00	1,500.00
50220 - Uniforms	-	25.00	25.00	-	175.00	175.00	300.00
50300 - Professional Fees - Acctg & Tax Prep	-	233.33	233.33	-	1,633.31	1,633.31	2,800.00
50320 - Professional Fees - General	-	-	-	875.00	-	(875.00)	-
50350 - Professional Fees - Legal/Court Fees	-	916.67	916.67	2,246.50	6,416.69	4,170.19	11,000.00
50351 - Legal Fee Recoveries	-	(458.33)	(458.33)	-	(3,208.31)	(3,208.31)	(5,500.00)
50370 - Professional Fees - Management Fees	4,025.00	3,838.83	(186.17)	28,175.00	26,871.81	(1,303.19)	46,066.00
50400 - Taxes: Federal	-	58.33	58.33	-	408.31	408.31	700.00
50600 - Insurance Expense	-	6,813.33	6,813.33	27,144.38	47,693.31	20,548.93	81,760.00
Total Administrative Expenses	4,126.67	11,927.16	7,800.49	60,667.99	83,490.12	22,822.13	143,126.00

Utility Expenses							
51000 - Electricity	1,172.53	916.67	(255.86)	7,699.50	6,416.69	(1,282.81)	11,000.00
51030 - Electricity-Clubhouse	-	275.00	275.00	-	1,925.00	1,925.00	3,300.00
51100 - Gas	11.60	66.67	55.07	1,221.37	466.69	(754.68)	800.00
51120 - Gas -Clubhouse	-	104.17	104.17	529.01	729.19	200.18	1,250.00
51300 - Water & Sewer	-	9,583.33	9,583.33	68,078.51	67,083.31	(995.20)	115,000.00
51410 - Telephone	123.00	312.50	189.50	926.08	2,187.50	1,261.42	3,750.00
Total Utility Expenses	1,307.13	11,258.34	9,951.21	78,454.47	78,808.38	353.91	135,100.00

Direct Building Expenses							
52024 - Sump Pump	-	41.67	41.67	-	291.69	291.69	500.00
52025 - Clubhouse Expenses	-	83.33	83.33	-	583.31	583.31	1,000.00
52055 - Electrical Repairs, Replacement, Supplies	-	250.00	250.00	4,168.92	1,750.00	(2,418.92)	3,000.00
52140 - General Repairs & Maintenance	-	2,875.00	2,875.00	8,897.36	20,125.00	11,227.64	34,500.00
52280 - Paving	-	-	-	834.00	-	(834.00)	-
52295 - Pest Control	-	208.33	208.33	444.00	1,458.31	1,014.31	2,500.00
52300 - Plumbing Repair/Replacement	-	250.00	250.00	675.00	1,750.00	1,075.00	3,000.00

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Statement of Revenues and Expenses 7/1/2022 - 7/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
52325 - Pool	20,185.00	666.67	(19,518.33)	40,154.35	4,666.69	(35,487.66)	8,000.00
52350 - R&M Supplies	1,543.77	416.67	(1,127.10)	5,945.41	2,916.69	(3,028.72)	5,000.00
52365 - Trash Removal	-	58.33	58.33	-	408.31	408.31	700.00
52520 - Fire Alarm System Contract	-	1,333.33	1,333.33	10,477.71	9,333.31	(1,144.40)	16,000.00
52580 - Fire Sprinkler System Repairs	325.00	-	(325.00)	1,791.00	-	(1,791.00)	-
52590 - Pump Station	-	801.67	801.67	2,373.88	5,611.69	3,237.81	9,620.00
54000 - Janitorial Expense	-	-	-	5,823.99	-	(5,823.99)	-
54030 - Janitorial Supplies	119.38	-	(119.38)	686.99	-	(686.99)	-
55030 - Irrigation	770.00	333.33	(436.67)	770.00	2,333.31	1,563.31	4,000.00
55070 - Landscaping	-	666.67	666.67	16.00	4,666.69	4,650.69	8,000.00
55100 - Landscaping Contract	8,375.00	3,783.33	(4,591.67)	35,130.00	26,483.31	(8,646.69)	45,400.00
55500 - Snow/Ice Removal	-	1,958.33	1,958.33	41,390.00	13,708.31	(27,681.69)	23,500.00
55540 - Snow/Ice Removal Contract	-	3,545.83	3,545.83	17,100.00	24,820.81	7,720.81	42,550.00
57505 - Contingency	-	250.00	250.00	-	1,750.00	1,750.00	3,000.00
Total Direct Building Expenses	31,318.15	17,522.49	(13,795.66)	176,678.61	122,657.43	(54,021.18)	210,270.00
Personnel Expenses							
56500 - Payroll - Salaries and Wages	-	7,138.67	7,138.67	14,818.25	49,970.69	35,152.44	85,664.00
56501 - Payroll Clearing	5,245.27	-	(5,245.27)	13,549.04	-	(13,549.04)	-
56600 - Payroll - Overtime	-	-	-	91.20	-	(91.20)	-
56810 - Payroll - Taxes	-	2,251.00	2,251.00	2,459.14	15,757.00	13,297.86	27,012.00
56830 - Payroll - Health Benefits	-	687.33	687.33	(1,940.94)	4,811.31	6,752.25	8,248.00
56850 - Payroll - Processing Fee	-	-	-	525.75	-	(525.75)	-
56880 - Payroll - SEP IRA ER Contribution	-	-	-	302.10	-	(302.10)	-
Total Personnel Expenses	5,245.27	10,077.00	4,831.73	29,804.54	70,539.00	40,734.46	120,924.00
Reserve Contribution							
59000 - Contribution to Reserves	14,999.42	14,999.42	-	104,995.94	104,995.94	-	179,993.00
Total Reserve Contribution	14,999.42	14,999.42	-	104,995.94	104,995.94	-	179,993.00
Total Expense	56,996.64	65,784.41	8,787.77	450,601.55	460,490.87	9,889.32	789,413.00
Operating Net Total	9,181.36	(.08)	9,181.44	8,273.59	(.56)	8,274.15	(1.00)

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Revenue							
40010 - Maintenance fee	14,999.42	14,999.42	-	104,995.94	104,995.94	-	179,993.00
40700 - Interest Income	92.12	50.00	42.12	245.48	350.00	(104.52)	600.00
Total Revenue	15,091.54	15,049.42	42.12	105,241.42	105,345.94	(104.52)	180,593.00
Total Income	15,091.54	15,049.42	42.12	105,241.42	105,345.94	(104.52)	180,593.00
Reserve Expense							
Direct Building Expenses							
52035 - Door & Window Repairs/Replacement	-	-	-	30,989.05	-	(30,989.05)	-
52140 - General Repairs & Maintenance	-	-	-	7,026.00	-	(7,026.00)	-
52300 - Plumbing Repair/Replacement	-	-	-	2,322.00	-	(2,322.00)	-
52325 - Pool	-	6,250.00	6,250.00	-	43,750.00	43,750.00	75,000.00
52590 - Pump Station	18,929.80	-	(18,929.80)	18,929.80	-	(18,929.80)	-
58430 - Sidewalk/Road Repairs	-	41,666.67	41,666.67	-	291,666.69	291,666.69	500,000.00
58800 - Other Capital Improvements	-	3,750.00	3,750.00	-	26,250.00	26,250.00	45,000.00
Total Direct Building Expenses	18,929.80	51,666.67	32,736.87	59,266.85	361,666.69	302,399.84	620,000.00
Total Expense	18,929.80	51,666.67	32,736.87	59,266.85	361,666.69	302,399.84	620,000.00
Reserve Net Total	(3,838.26)	(36,617.25)	32,778.99	45,974.57	(256,320.75)	302,295.32	(439,407.00)
Net Total	5,343.10	(36,617.33)	41,960.43	54,248.16	(256,321.31)	310,569.47	(439,408.00)