

The Reserve at Pinewood Lakes Homeowners Association Inc

Balance Sheet

Accrual Basis

As of December 31, 2022

	Dec 31, 22
ASSETS	
Current Assets	
Checking/Savings	
1000 · Checking & Savings Accounts	
1001 · Operating Account	33,977.53
1002 · Reserve Fund	2,715.83
Total 1000 · Checking & Savings Accounts	36,693.36
1003 · Horizon Credity Union	
1004 · 10-Month CD - Account 1	50,000.00
1005 · 10-Month CD - Account 20	10,000.00
1006 · 19-Month CD - Account 2	60,000.00
Total 1003 · Horizon Credity Union	120,000.00
Total Checking/Savings	156,693.36
Accounts Receivable	
1200 · Accounts Receivables	2,223.52
Total Accounts Receivable	2,223.52
Other Current Assets	
Due from Smith Knowles	280.25
12000 · Undeposited Funds	315.00
2800 · Prepaid Insurance	2,133.30
Total Other Current Assets	2,728.55
Total Current Assets	161,645.43
TOTAL ASSETS	161,645.43
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payables	715.00
Total Accounts Payable	715.00
Other Current Liabilities	
2700 · Prepaid Assessments	6,005.50
3001 · Short Term Capital Reserves	110,248.83
Total Other Current Liabilities	116,254.33
Total Current Liabilities	116,969.33
Long Term Liabilities	
3002 · Long Term Capital Reserves	40,932.66
Total Long Term Liabilities	40,932.66
Total Liabilities	157,901.99
Equity	
30000 · Opening Balance Equity	-542.20
Net Income	4,285.64
Total Equity	3,743.44
TOTAL LIABILITIES & EQUITY	161,645.43

The Reserve at Pinewood Lakes Homeowners Association Inc
YTD Income Statement
January through December 2022

Accrual Basis

	Jan - Dec 22
Ordinary Income/Expense	
Income	
5001 · Operating Assessment	47,006.50
5002 · Master Assessment	52,454.46
5003 · Transfer Fee	450.00
5004 · Legal Fee	124.45
5006 · Late Fees & Finance Charges	591.89
5008 · Reserve Interest	424.80
5009 · eCommerce Fee - Pass Thru	3.00
5010 · Gate Remote	35.00
Total Income	<u>101,090.10</u>
Gross Profit	101,090.10
Expense	
6000 · Administrative Expenses	
6001 · Office Supplies & Copies	316.78
6002 · Postage & Delivery	1,324.91
6003 · Administrative Fees	679.88
6004 · Meeting Expenses	493.69
6007 · Transfer Fees to AMI	150.00
6008 · Annual Picnic	266.22
6009 · eCommerce Fee	3.00
Total 6000 · Administrative Expenses	<u>3,234.48</u>
6050 · Master Association Assessment	52,140.00
6100 · Professional Fees	
6103 · Tax Prep	335.00
Total 6100 · Professional Fees	<u>335.00</u>
6200 · Grounds Repairs & Maintenance	
6202 · Gate Maintenance	6,448.70
6203 · Pond Maintenance	8,747.50
6205 · Street Sweeping	540.00
6206 · General Maintenance	214.17
Total 6200 · Grounds Repairs & Maintenance	<u>15,950.37</u>
6400 · Insurance Expenses	
6401 · Liability & Property	426.70
Total 6400 · Insurance Expenses	<u>426.70</u>
6500 · Utilities	
6501 · Gates - Electricity	276.53
6502 · Waterfall - Electricity	2,799.67
6503 · Gates - Telephone	877.71
Total 6500 · Utilities	<u>3,953.91</u>
Total Expense	<u>76,040.46</u>
Net Ordinary Income	25,049.64
Other Income/Expense	
Other Expense	
8000 · Reserve Expenses	
8002 · Short Term Reserve Contribution	13,764.00
8003 · Long Term Reserve Contribution	7,000.00
Total 8000 · Reserve Expenses	<u>20,764.00</u>
Total Other Expense	<u>20,764.00</u>
Net Other Income	<u>-20,764.00</u>
Net Income	<u><u>4,285.64</u></u>