

Assets

Operating Funds

| | | |
|------------|--------------------------------|-------------|
| 10-1002-00 | AMB Operating #5243 | \$18,419.37 |
| 10-1032-00 | First Citizens Operating #0027 | 13,605.63 |

Total Operating Funds:

\$32,025.00

Reserve Funds

| | | |
|------------|-------------------|------------|
| 11-1100-00 | AMB Reserve #5188 | 174,264.81 |
|------------|-------------------|------------|

Total Reserve Funds:

\$174,264.81

Other Current Assets

| | | |
|------------|---------------------|-----------|
| 12-1200-00 | Accounts Receivable | 4,246.70 |
| 12-1220-00 | Prepaid Insurance | 29,241.71 |
| 12-1235-00 | Utility Deposits | 641.00 |

Total Other Current Assets:

\$34,129.41

Fixed Assets

| | | |
|------------|-----------------------------|-----------|
| 13-1308-00 | Pool, Buildings, Facilities | 30,000.00 |
| 13-1310-00 | Equipment | 1,058.94 |

Total Fixed Assets:

\$31,058.94
Total Assets:
\$271,478.16
Liabilities & Equity

Liabilities

| | | |
|------------|---------------------------------|-----------|
| 20-2000-00 | Accounts Payable | 2,050.44 |
| 20-2035-00 | Note Payable Insurance | 11,515.33 |
| 20-2050-00 | Prepaid Maintenance Assessments | 8,436.40 |

Total Liabilities:

\$22,002.17

Reserves

| | | |
|------------|--------------------------|------------|
| 30-3000-00 | Deferred Pooled Reserves | 174,264.81 |
|------------|--------------------------|------------|

Total Reserves:

\$174,264.81

Fund Balance

| | | |
|------------|-----------------------|-----------|
| 39-3900-00 | Fund Balance | 47,861.78 |
| 39-3910-00 | Equity - Non Reserves | 34,876.28 |
| 39-3990-00 | Reserve Fund Balance | 52.87 |

Total Fund Balance:

\$82,790.93

Net Income Gain / Loss

(7,579.75)
(\$7,579.75)
Total Liabilities & Equity:
\$271,478.16

Income Statement - Operating
 Forest Creek Villas Condominium Association, Inc.
 09/30/2022

| Description | Current Period | | | Year-to-date | | | Annual Budget |
|------------------------------------|--------------------|--------------------|---------------------|---------------------|---------------------|----------------------|---------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| OPERATING INCOME | | | | | | | |
| Income | | | | | | | |
| 4000-00 Maintenance Assessments | \$11,733.33 | \$11,733.33 | \$- | \$105,599.97 | \$105,599.97 | \$- | \$140,800.00 |
| 4001-00 Reserve Assessments | 2,526.67 | 2,526.67 | - | 22,740.03 | 22,740.03 | - | 30,320.00 |
| 4007-00 Application Fees | - | - | - | 250.00 | - | 250.00 | - |
| 4009-00 Late Fees | - | - | - | (130.43) | - | (130.43) | - |
| 4010-00 Interest/Finance Charge | 69.75 | - | 69.75 | 386.53 | - | 386.53 | - |
| 4029-00 Operating/Earned Interest | - | - | - | 0.19 | - | 0.19 | - |
| 4031-00 Owner Misc Charge | 240.00 | - | 240.00 | 240.00 | - | 240.00 | - |
| 4045-00 Deferred Reserve Transfer | (2,526.67) | (2,526.67) | - | (22,740.03) | (22,740.03) | - | (30,320.00) |
| 4049-00 Reserve Income Recognition | 2,965.37 | - | 2,965.37 | 47,782.60 | - | 47,782.60 | - |
| 4050-00 Reserve Interest | 14.33 | - | 14.33 | 71.24 | - | 71.24 | - |
| Total Income | \$15,022.78 | \$11,733.33 | \$3,289.45 | \$154,200.10 | \$105,599.97 | \$48,600.13 | \$140,800.00 |
| Total OPERATING INCOME | \$15,022.78 | \$11,733.33 | \$3,289.45 | \$154,200.10 | \$105,599.97 | \$48,600.13 | \$140,800.00 |
| OPERATING EXPENSE | | | | | | | |
| Building Maintenance | | | | | | | |
| 5000-00 Maintenance Labor | 640.00 | 416.67 | (223.33) | 12,074.76 | 3,750.03 | (8,324.73) | 5,000.00 |
| Total Building Maintenance | \$640.00 | \$416.67 | (\$223.33) | \$12,074.76 | \$3,750.03 | (\$8,324.73) | \$5,000.00 |
| Grounds Maintenance | | | | | | | |
| 6000-00 Grounds/Pest Contract | 3,240.00 | 4,000.00 | 760.00 | 29,393.18 | 36,000.00 | 6,606.82 | 48,000.00 |
| 6002-00 Grounds Expense | 285.00 | 458.33 | 173.33 | 14,357.28 | 4,124.97 | (10,232.31) | 5,500.00 |
| 6004-00 Irrigation Repairs | 70.00 | 83.33 | 13.33 | 1,627.47 | 749.97 | (877.50) | 1,000.00 |
| Total Grounds Maintenance | \$3,595.00 | \$4,541.66 | \$946.66 | \$45,377.93 | \$40,874.94 | (\$4,502.99) | \$54,500.00 |
| Amenities/Clubhouse | | | | | | | |
| 6221-00 Pool Maintenance | 660.00 | 666.67 | 6.67 | 5,211.47 | 6,000.03 | 788.56 | 8,000.00 |
| Total Amenities/Clubhouse | \$660.00 | \$666.67 | \$6.67 | \$5,211.47 | \$6,000.03 | \$788.56 | \$8,000.00 |
| Utilities | | | | | | | |
| 6304-00 Electricity | 652.50 | 666.67 | 14.17 | 6,468.90 | 6,000.03 | (468.87) | 8,000.00 |
| 6316-00 Trash | 232.12 | 375.00 | 142.88 | 2,212.29 | 3,375.00 | 1,162.71 | 4,500.00 |
| 6318-00 Water/Sewer | 73.32 | 100.00 | 26.68 | 708.94 | 900.00 | 191.06 | 1,200.00 |
| Total Utilities | \$957.94 | \$1,141.67 | \$183.73 | \$9,390.13 | \$10,275.03 | \$884.90 | \$13,700.00 |
| Insurance | | | | | | | |
| 6500-00 Insurance | 4,820.39 | 4,208.33 | (612.06) | 34,331.40 | 37,874.97 | 3,543.57 | 50,500.00 |
| Total Insurance | \$4,820.39 | \$4,208.33 | (\$612.06) | \$34,331.40 | \$37,874.97 | \$3,543.57 | \$50,500.00 |
| Administrative | | | | | | | |
| 7001-00 Management Contract | 575.00 | 575.00 | - | 5,175.00 | 5,175.00 | - | 6,900.00 |
| 7003-00 Administrative Expense | 69.11 | 83.33 | 14.22 | 1,984.03 | 749.97 | (1,234.06) | 1,000.00 |
| 7009-00 Misc Bank & Division Fees | - | 16.67 | 16.67 | 381.29 | 150.03 | (231.26) | 200.00 |
| 7019-00 Legal Fees | - | 83.33 | 83.33 | - | 749.97 | 749.97 | 1,000.00 |
| Total Administrative | \$644.11 | \$758.33 | \$114.22 | \$7,540.32 | \$6,824.97 | (\$715.35) | \$9,100.00 |
| Reserves | | | | | | | |
| 8001-00 Roof Reserves Expense | - | - | - | 30,590.00 | - | (30,590.00) | - |
| 8021-00 Pool Reserve Expense | 2,979.70 | - | (2,979.70) | 3,063.84 | - | (3,063.84) | - |
| 8045-00 Fence Reserve Expense | - | - | - | 14,200.00 | - | (14,200.00) | - |
| Total Reserves | \$2,979.70 | \$- | (\$2,979.70) | \$47,853.84 | \$- | (\$47,853.84) | \$- |
| Total OPERATING EXPENSE | \$14,297.14 | \$11,733.33 | (\$2,563.81) | \$161,779.85 | \$105,599.97 | (\$56,179.88) | \$140,800.00 |
| Net Income: | \$725.64 | \$0.00 | \$725.64 | (\$7,579.75) | \$0.00 | (\$7,579.75) | \$0.00 |