

BALANCE SHEET - REEVES HOUSE OWNER ASSOC INC
 DECEMBER 2023 FINANCIAL REPORT

01/21/24

PREPARED FOR :

PREPARED BY :

PROPERTY FIRST, INC.
 221 DRIGGS DRIVE #4656
 WINTER PARK, FL 32793

OPERATING ACCOUNT	35,586.31
PETTY CASH	200.00
RESERVE/CASH FIFTH THIRD	168,661.15
CASH-AMER.MOMENTUM BNK	254,317.08
CASH-TRUIST-MM-600	177,556.37
CASH-TRUIST-6592	1,975.00

TOTAL ASSETS	638,295.91
ACCOUNTS RECEIVABLE	11,640.00

TOTAL OTHER ASSETS	11,640.00

TOTAL ASSETS	649,935.91
LIABILITIES	
FED INCOME TAX PAYABLE	6,311.00
SECURITY DEPOSIT HELD	2,600.00

TOTAL LIABILITIES	8,911.00
RESERVE FOR REPLACEMENT	
MAJOR MAINT ROOF	150,000.00
MAJOR MAINT PAINT	105,000.00
MAJOR MAINT ROADS	25,000.00
MAJOR MAINT COMMON FACIL	387,927.85
MAJOR MAINT EQUIPMENT	76,200.00
INTEREST	6,306.40
SPENT FROM RESERVES	
SPENT FROM COMMON FACIL	-10,175.00
MAJOR MAINT BEAUTY	-30,000.00
MAJOR MAINT COMMON FACIL	-97,942.29

TOTAL RESERVES FOR RPLCM	612,316.96

NET RESERVES	0.00
EQUITY	
RETAINED EARNINGS	28,707.95

TOTAL LIABILITY & EQUITY	649,935.91

INCOME STATEMENT - REEVES HOUSE OWNER ASSOC INC
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	Month to Date	%	Year to Date	%
INCOME				
RENTAL INCOME-UNIT #107	2,200.00	10.22	11,950.00	4.44
MOVE IN MOVE OUT FEE	0.00	0.00	400.00	.15
MAINTENANCE FEES	19,027.00	88.39	253,309.00	94.13
TRANSFER FEES	0.00	0.00	300.00	.11
INTEREST-OPERATING	.25	0.00	4.15	0.00
MISC INCOME	0.00	0.00	50.00	.02
KEYS, OPENERS	0.00	0.00	90.00	.03
PARKING SPACE FEE	300.00	1.39	3,000.00	1.11
INTEREST-RESERVE REPLACE	671.94	3.12	5,830.76	2.17
INT-ALLOC TO REPLACEMENT	-671.94	-3.12	-5,830.76	-2.17
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TOTAL INCOME	21,527.25	100.00	269,103.15	100.00
EXPENSES				
BUILDING MAINTENANCE				
EXTERIOR REPAIRS	272.50	1.27	12,660.21	4.70
PLUMBING REPAIRS	0.00	0.00	11,713.24	4.35
ELEVATORS INSPECTION/REP	0.00	0.00	5,936.00	2.21
ELECTRIC REPAIR	0.00	0.00	736.94	.27
FIRE PROTECTION SERVICES	1,145.19	5.32	13,083.29	4.86
BUILDING MINOR	0.00	0.00	329.03	.12
COMMON AREA BLDG	0.00	0.00	927.97	.34
BUILDING CLEANING	1,500.00	6.97	18,130.00	6.74
ELEVATOR MAINT	4,293.18	19.94	47,930.39	17.81
BUILDING SUPPLIES	0.00	0.00	3,556.95	1.32
UTILITIES	2,546.86	11.83	35,261.42	13.10
MISC MATERIAL	0.00	0.00	4,511.47	1.68
INTERIOR PEST CONTROL	250.00	1.16	3,850.00	1.43
TRASH REMOVAL	0.00	0.00	250.00	.09
MAINTENANCE REPAIRS	0.00	0.00	991.02	.37
PARKING SPACE FEE	0.00	0.00	600.00	.22
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TOTAL BUILDING MAINT	10,007.73	46.49	160,467.93	59.63
GROUND MAINTENANCE				
LAWN SERVICE	500.00	2.32	6,500.00	2.42
BEAUTIFICATION	0.00	0.00	724.83	.27
INSECT CONTROL	0.00	0.00	14.72	.01
SPRINKLER REPAIR	0.00	0.00	125.00	.05
LIGHTS/FENCING/SIGNS	0.00	0.00	1,108.34	.41

	Month to Date	%	Year to Date	%
MISC SUPPLIES	0.00	0.00	464.10	.17
TREE TRIMMING	0.00	0.00	930.00	.35
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TOTAL GROUNDS MAINT	500.00	2.32	9,866.99	3.67
POOL/CLUBHOUSE EXPENSE				
POOL MAINTENANCE	630.00	2.93	5,670.00	2.11
MISC POOL SUPPLIES	0.00	0.00	911.28	.34
POOL EQUIPMENT REPAIR	0.00	0.00	6,871.31	2.55
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TOTAL POOL/CLUBHOUSE	630.00	2.93	13,452.59	5.00
MANAGEMENT & ADMINISTRAT				
MANAGEMENT FEES	850.00	3.95	10,400.00	3.86
FEES TO DIVISION	0.00	0.00	721.25	.27
POSTAGE & SUPPLIES	26.20	.12	263.98	.10
OFFICE EXPENSE	0.00	0.00	206.92	.08
PRINTING & COPYING	55.00	.26	269.00	.10
ENGINEER EXPENSES	0.00	0.00	1,275.00	.47
ADMINISTRATIVE FEES/LEIN	0.00	0.00	2,550.00	.95
ACCOUNTING EXPENSE	0.00	0.00	2,000.00	.74
COMMUNITY EVENTS/SPEC PR	641.72	2.98	641.72	.24
LEGAL EXPENSE	0.00	0.00	455.00	.17
INSURANCE	0.00	0.00	77,862.22	28.93
LICENSE/PERMITS	0.00	0.00	980.00	.36
TELEPHONE	0.00	0.00	497.83	.18
INCOME TAX	0.00	0.00	6,311.00	2.35
TAXES	0.00	0.00	40.00	.01
CAMERAS	165.13	.77	2,045.05	.76
BANK CHARGES	162.00	.75	586.33	.22
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TOTAL MGMT & ADMIN	1,900.05	8.83	107,105.30	39.80
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TOTAL RECREATION	0.00	0.00	0.00	0.00
RESERVE FOR REPLACEMENT				
COMMON FACILITIES RESERV	0.00	0.00	36,600.00	13.60
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TOTAL RESERVE	0.00	0.00	36,600.00	13.60
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TOTAL EXPENSE	13,037.78	60.56	327,492.81	121.70
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PROFIT/LOSS	8,489.47	39.44	-58,389.66	-21.70
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BEGINNING BALANCE	27,094.84			
ENDING BALANCE	35,586.31			

BUDGET COMPARISON - REEVES HOUSE OWNER ASSOC INC
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	MTD Actual	MTD Budget	MTD \$Var.	%	YTD Actual	YTD Budget	YTD \$Var.	%	Annual
INCOME									
RENTAL INCOME-UNIT #107	2,200	1,950	250	12.82	11,950	23,400	-11,450	-48.93	23,400
MOVE IN MOVE OUT FEE	0	33	-33	-100.00	400	400	0	0.00	400
MAINTENANCE FEES	19,027	19,400	-373	-1.92	253,309	232,800	20,509	8.81	232,800
TRANSFER FEES	0	0	0		300	0	300		0
INTEREST-OPERATING	0	0	0		4	0	4		0
MISC INCOME	0	0	0		50	0	50		0
KEYS, OPENERS	0	0	0		90	0	90		0
PARKING SPACE FEE	300	333	-33	-10.00	3,000	4,000	-1,000	-25.00	4,000
INTEREST-RESERVE REPLACE	672	0	672		5,831	0	5,831		0
INT-ALLOC TO REPLACEMENT	-672	0	-672		-5,831	0	-5,831		0
TOTAL INCOME	21,527	21,717	-189	-.87	269,103	260,600	8,503	3.26	260,600
EXPENSES									
BUILDING MAINTENANCE									
EXTERIOR REPAIRS	273	367	94	25.68	12,660	4,400	-8,260	-187.73	4,400
PLUMBING REPAIRS	0	167	167	100.00	11,713	2,000	-9,713	-485.66	2,000
ELEVATORS INSPECTION/REP	0	17	17	100.00	5,936	200	-5,736	-2868.00	200
A/C REPAIR	0	75	75	100.00	0	900	900	100.00	900
ELECTRIC REPAIR	0	133	133	100.00	737	1,600	863	53.94	1,600
FIRE PROTECTION SERVICES	1,145	217	-929	-428.55	13,083	2,600	-10,483	-403.20	2,600
BUILDING MINOR	0	292	292	100.00	329	3,500	3,171	90.60	3,500
COMMON AREA BLDG	0	25	25	100.00	928	300	-628	-209.32	300
BUILDING CLEANING	1,500	1,500	0	0.00	18,130	18,000	-130	-.72	18,000
ELEVATOR MAINT	4,293	1,333	-2,960	-221.99	47,930	16,000	-31,930	-199.56	16,000
BUILDING SUPPLIES	0	317	317	100.00	3,557	3,800	243	6.40	3,800
UTILITIES	2,547	3,167	620	19.57	35,261	38,000	2,739	7.21	38,000
MISC MATERIAL	0	200	200	100.00	4,511	2,400	-2,111	-87.98	2,400
SIGN MAINTENANCE	0	13	13	100.00	0	150	150	100.00	150
INTERIOR PEST CONTROL	250	200	-50	-25.00	3,850	2,400	-1,450	-60.42	2,400
TRASH REMOVAL	0	0	0		250	0	-250		0
ROOFING REPAIRS	0	125	125	100.00	0	1,500	1,500	100.00	1,500
RENTAL PROPERTY REPAIRS	0	42	42	100.00	0	500	500	100.00	500
MAINTENANCE REPAIRS	0	708	708	100.00	991	8,500	7,509	88.34	8,500
PARKING SPACE FEE	0	50	50	100.00	600	600	0	0.00	600
TOTAL BUILDING MAINT	10,008	8,946	-1,062	-11.87	160,468	107,350	-53,118	-49.48	107,350
GROUNDS MAINTENANCE									
LAWN SERVICE	500	583	83	14.29	6,500	7,000	500	7.14	7,000

	MTD Actual	MTD Budget	MTD \$Var.	%	YTD Actual	YTD Budget	YTD \$Var.	%	Annual
PRIVATE GROUNDS MAINT	0	42	42	100.00	0	500	500	100.00	500
BEAUTIFICATION	0	125	125	100.00	725	1,500	775	51.68	1,500
INSECT CONTROL	0	8	8	100.00	15	100	85	85.28	100
SPRINKLER REPAIR	0	42	42	100.00	125	500	375	75.00	500
LIGHTS/FENCING/SIGNS	0	0	0		1,108	0	-1,108		0
GROUNDS MAINT GENERAL	0	92	92	100.00	0	1,100	1,100	100.00	1,100
MISC SUPPLIES	0	100	100	100.00	464	1,200	736	61.32	1,200
ELECTRIC REPAIR	0	42	42	100.00	0	500	500	100.00	500
TREE TRIMMING	0	0	0		930	0	-930		0
PAVING REPAIR/RESEALING	0	83	83	100.00	0	1,000	1,000	100.00	1,000
TOTAL GROUNDS MAINT	500	1,117	617	55.22	9,867	13,400	3,533	26.37	13,400
POOL/CLUBHOUSE EXPENSE									
POOL MAINTENANCE	630	667	37	5.50	5,670	8,000	2,330	29.13	8,000
MISC POOL SUPPLIES	0	67	67	100.00	911	800	-111	-13.91	800
POOL EQUIPMENT REPAIR	0	125	125	100.00	6,871	1,500	-5,371	-358.09	1,500
CLUB EQUIP REPAIR	0	42	42	100.00	0	500	500	100.00	500
TOTAL POOL/CLUBHOUSE	630	900	270	30.00	13,453	10,800	-2,653	-24.56	10,800
MANAGEMENT & ADMINISTRAT									
MANAGEMENT FEES	850	850	0	0.00	10,400	10,200	-200	-1.96	10,200
FEES TO DIVISION	0	42	42	100.00	721	500	-221	-44.25	500
POSTAGE & SUPPLIES	26	13	-14	-109.60	264	150	-114	-75.99	150
OFFICE EXPENSE	0	17	17	100.00	207	200	-7	-3.46	200
PRINTING & COPIING	55	17	-38	-230.00	269	200	-69	-34.50	200
ENGINEER EXPENSES	0	0	0		1,275	0	-1,275		0
ADMINISTRATIVE FEES/LEIN	0	25	25	100.00	2,550	300	-2,250	-750.00	300
STORAGE	0	8	8	100.00	0	100	100	100.00	100
ACCOUNTING EXPENSE	0	167	167	100.00	2,000	2,000	0	0.00	2,000
COMMUNITY EVENTS/SPEC PR	642	42	-600	-1440.13	642	500	-142	-28.34	500
LEGAL EXPENSE	0	83	83	100.00	455	1,000	545	54.50	1,000
INSURANCE	0	4,417	4,417	100.00	77,862	53,000	-24,862	-46.91	53,000
LICENSE/PERMITS	0	92	92	100.00	980	1,100	120	10.91	1,100
TELEPHONE	0	167	167	100.00	498	2,000	1,502	75.11	2,000
INCOME TAX	0	683	683	100.00	6,311	8,200	1,889	23.04	8,200
TAXES	0	0	0		40	0	-40		0
MISCELLANEOUS	0	8	8	100.00	0	100	100	100.00	100
CAMERAS	165	17	-148	-890.78	2,045	200	-1,845	-922.53	200
BANK CHARGES	162	8	-154	-1844.00	586	100	-486	-486.33	100
TOTAL MGMT & ADMIN	1,900	6,654	4,754	71.45	107,105	79,850	-27,255	-34.13	79,850
TOTAL RECREATION	0	0	0		0	0	0		0
RESERVE FOR REPLACEMENT									
COMMON FACILITIES RESERV	0	2,800	2,800	100.00	36,600	33,600	-3,000	-8.93	33,600
MAJOR MAINT GENERAL	0	1,267	1,267	100.00	0	15,200	15,200	100.00	15,200
TOTAL RESERVE	0	4,067	4,067	100.00	36,600	48,800	12,200	25.00	48,800
TOTAL EXPENSE	13,038	21,683	8,646	39.87	327,493	260,200	-67,293	-25.86	260,200

