

BALANCE SHEET - REEVES HOUSE OWNER ASSOC INC
 2024 EOY FINANCIAL REPORT

03/03/25

PREPARED FOR :

PREPARED BY :

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

OPERATING ACCOUNT	48,947.72
PETTY CASH	200.00
RESERVE/CASH FIFTH THIRD	19,290.93
CASH-AMER.MOMENTUM BNK	159,461.44
CASH-TRUIST-MM-600	148,878.63
CASH-TRUIST-6592	175.00

TOTAL ASSETS	376,953.72
ACCOUNTS RECEIVABLE	11,640.00

TOTAL OTHER ASSETS	11,640.00

TOTAL ASSETS	388,593.72
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	424,527.85
MAJOR MAINT EQUIPMENT	76,200.00
INTEREST	13,117.14
SPENT FROM RESERVES	
MAJOR MAINT ROOFS	-80,625.00
MAJOR MAINT PAINT	-175,000.00
SPENT FROM COMMON FACIL	-215,484.01

TOTAL RESERVES FOR RPLCM	322,735.98

NET RESERVES	0.00
EQUITY	
RETAINED EARNINGS	56,946.74

TOTAL LIABILITY & EQUITY	388,593.72

INCOME STATEMENT - REEVES HOUSE OWNER ASSOC INC
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WINTER PARK, FL 32793

	Month to Date	%	Year to Date	%
INCOME				
RENTAL INCOME-UNIT #107	2,200.00	5.96	24,200.00	7.90
MOVE IN MOVE OUT FEE	0.00	0.00	500.00	.16
MAINTENANCE FEES	34,733.00	94.04	274,261.47	89.57
INTEREST-OPERATING	.52	0.00	4.74	0.00
MISC INCOME	0.00	0.00	3,435.38	1.12
KEYS, OPENERS	0.00	0.00	60.00	.02
PARKING SPACE FEE	0.00	0.00	3,750.00	1.22
INTEREST-RESERVE REPLACE	355.25	.96	6,810.64	2.22
INT-ALLOC TO REPLACEMENT	-355.25	-.96	-6,810.64	-2.22
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TOTAL INCOME	36,933.52	100.00	306,211.59	100.00
EXPENSES				
BUILDING MAINTENANCE				
EXTERIOR REPAIRS	0.00	0.00	8,926.43	2.92
GENERATOR MAINTENANCE	1,364.75	3.70	21,045.56	6.87
PLUMBING REPAIRS	700.00	1.90	4,121.69	1.35
ELEVATORS INSPECTION/REP	535.00	1.45	535.00	.17
A/C REPAIR	0.00	0.00	883.00	.29
FIRE PROTECTION SERVICES	1,099.48	2.98	16,412.53	5.36
BUILDING MINOR	583.87	1.58	1,153.87	.38
COMMON AREA BLDG	0.00	0.00	175.00	.06
BUILDING CLEANING	1,600.00	4.33	19,200.00	6.27
ELEVATOR MAINT	0.00	0.00	19,149.74	6.25
BUILDING SUPPLIES	565.25	1.53	1,845.25	.60
UTILITIES	1,889.85	5.12	22,328.61	7.29
MISC MATERIAL	85.59	.23	2,290.67	.75
INTERIOR PEST CONTROL	250.00	.68	3,050.00	1.00
ROOFING REPAIRS	0.00	0.00	95.83	.03
RENTAL PROPERTY REPAIRS	0.00	0.00	370.00	.12
MAINTENANCE REPAIRS	0.00	0.00	2,867.00	.94
PARKING SPACE FEE	300.00	.81	1,017.49	.33
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TOTAL BUILDING MAINT	8,973.79	24.30	125,467.67	40.97
GROUND MAINTENANCE				
LAWN SERVICE	500.00	1.35	6,000.00	1.96
BEAUTIFICATION	258.90	.70	2,601.48	.85
SPRINKLER REPAIR	0.00	0.00	3,550.00	1.16
GROUND MAINT GENERAL	286.69	.78	849.38	.28

	Month to Date	%	Year to Date	%
MISC SUPPLIES	228.78	.62	760.07	.25
PAVING REPAIR/RESEALING	225.78	.61	225.78	.07
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TOTAL GROUNDS MAINT POOL/CLUBHOUSE EXPENSE	1,500.15	4.06	13,986.71	4.57
POOL MAINTENANCE	1,260.00	3.41	8,430.00	2.75
POOL EQUIPMENT REPAIR	1,454.18	3.94	6,271.45	2.05
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TOTAL POOL/CLUBHOUSE MANAGEMENT & ADMINISTRAT	2,714.18	7.35	14,701.45	4.80
MANAGEMENT FEES	850.00	2.30	9,350.00	3.05
FEES TO DIVISION	0.00	0.00	61.25	.02
POSTAGE & SUPPLIES	0.00	0.00	29.20	.01
OFFICE EXPENSE	0.00	0.00	322.10	.11
PRINTING & COPYING	47.86	.13	142.66	.05
ADMINISTRATIVE FEES/LEIN	0.00	0.00	17,935.69	5.86
WEBSITE MAINTENANCE	0.00	0.00	90.00	.03
ACCOUNTING EXPENSE	0.00	0.00	2,400.00	.78
COMMUNITY EVENTS/SPEC PR	319.52	.87	319.52	.10
INSURANCE	0.00	0.00	50,000.00	16.33
LICENSE/PERMITS	0.00	0.00	555.00	.18
TAXES	0.00	0.00	2,868.91	.94
MISCELLANEOUS	400.00	1.08	400.00	.13
INSURANCE APPRAISAL	0.00	0.00	1,023.30	.33
CAMERAS	235.26	.64	3,537.25	1.16
BANK CHARGES	164.00	.44	188.62	.06
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TOTAL MGMT & ADMIN	2,016.64	5.46	89,223.50	29.14
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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	11.95
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TOTAL RESERVE	0.00	0.00	36,600.00	11.95
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TOTAL EXPENSE	15,204.76	41.17	279,979.33	91.43
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PROFIT/LOSS	21,728.76	58.83	26,232.26	8.57
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BEGINNING BALANCE	27,216.96			
ENDING BALANCE	48,947.72			